



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 578 দিশপুৰ, সোমবাৰ, 8 আগষ্ট, 2022, 17 শাওণ, 1944 (শক)
No. 578 Dispur, Monday, 8th August, 2022, 17th Sravana, 1944 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 2nd May, 2022

No.UDD(T)182/2022/5.- In exercise of the powers conferred by the Section 9 (nine) Sub-section (1) Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and (Assam Act II of 1960) read with Sub-rule (1) of Rules 3 of the Assam. Town & Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to published the following notice regarding the publication of Draft Master Plan for Gohpur.

Notice for publication of the Draft Master Plan for Gohpur

1. It is notified that the Draft Master Plan for Gohpur prepared under Section 9 of the Assam of Town & Country Planning, Government of Assam, Town & Country Planning Act, 1959 (as amended), as described in the schedule below is here by published.
2. Any person or persons affected by the Draft Master Plan may submit their objection or opinion in writing to the Director. Town & Country Planning, Government of Assam, Dispur, Guwahati-6 within two months from the date of publication.

3. The Draft Master Plan for Gohpur with all relevant papers and maps may be inspected free of Cost during Office hours at the Office of the Director, Town & Country Planning, Government of Asam, Dispur, Guwahati-6. The Deputy Director, Town & Country Planning, District Office, Tezpur, Office of the Chairman, Gohpur Municipal Board, Gohpur Circle Office. Copy of the Draft Master Plan are available at the Office of the Deputy Director, Town & Country Planning, District Office Tezpur for sale on payment.

SCHEDULE

A. SITUATION AND AREA

DISTRICT	:	BISWANATH
SUB-DIVISION	:	GOHPUR
POLICE STATION	:	GOHPUR
STATE	:	ASSAM
APPROXIMATE MASTER PLAN AREA	:	41.97 Sq. KM.
APPROXIMATE MUNICIPAL AREA	:	10.54 Sq. KM.

B. REVENUE AREA INCLUDED IN THE GOHPUR MASTER PLAN

1. Gohpur Municipal Board
2. Other Revenue area

<u>Mouza</u>	<u>Villages</u>
Gohpur	Gohpur Town (part) & 1. No. 2 Naya Ghagra 2. Bherveri Pathar 3. Ghagora Basti 4. Natun Chatrang 5. Gahpur Pathar 6. Balitika 7. Chengai Gaon 8. Badal Pathar 9. Barghuli 10. Ali Tala
Kolongpur	Gohpur Town (part) & 11. Gohpur T.E. Grant 692/652 12. Gohpur T.E. Grant 654 13. Gohpur T.E. Grant 655 14. Hatibandha Pam 15. Purubbari T.E. Grant 699 16. Purup Bari T. E. Grant 670 17. Purup Bari T.E. W.L.A.28 18. Majgaon 19. Magani Pam 20. Bhogpur Pathar 21. Delhousi Kachari 22. Padma Pur 23. Delhousi T.E.

C. DESCRIPTION OF BOUNDARIES

NORTH : Kakila Pathar, No. 1 Gomari Guri, Rangajan, Sonapur.

SOUTH : Magani Kachari, Golchepa Miri Pathar, Balijan Chapari, Purub Bari Kachari, Chatrang Guri Pathar, Dusutimukh, No. 2 Uzapara.

EAST : Tingali Bori, Solengi Pathar, Solengi Guri, Khalihai Pathar, Barphalong.

WEST : Mandali Para, Gopal Gaon, Gohpur TE Grant 693, No. 2 Angra Bari, No. 1 Angra Bari, Gohpur T E Grant 386, Bholaguri T E Grant 667/677.

KAVITHA PADMANABHAN,
Commissioner & Secretary to the Government of Assam,
Department of Housing and Urban Affairs,
Dispur, Guwahati-6.

CHAPTER – I

INTRODUCTION TO THE MASTER PLAN AREA

1.1 LOCATION , REGIONAL SETTING AND HISTORY OF THE TOWN

Urbanization is a continuous process. So, far industrialization has been treated as a necessary factor for urbanization but the recent trend reveals that growth and modernization in agricultural activities can also lead to urbanization by means of rural development strategy. So, far the process of urbanization in Assam is very slow and this is mainly due to industrial backwardness and dependence of agriculture on primitive methods to a great extent. According to 2011 census the percentage of urban population in Assam was 14.8 against all India figures of 31.1. For Biswanath district the figure is 5.1 which were quite below the state average. Gohpur Town came into being as urban centre in the year 1997 when the first Town Committee was set up. Later in the year 2018, it was upgraded to Gohpur Municipal Board. It is Class IV town according to 2011 Census with a population of 12,223.

The latitude and longitude of Gohpur are 26° 52' 54.62" N 93° 36' 56.16" E respectively and an average elevation above sea level of 81 M (266 feet).

The distance between Guwahati and Gohpur is 285 km by road and 266 km by rails. Aerial distance is 208 km. Gohpur also connects Itanagar, the capital of Arunachal Pradesh, via NH 415 at a distance of only 31 KMs. It also connects to Majuli and Jorhat by small ships through the Brahmaputra. Towards its North is Arunachal Pradesh, east is Lakhimpur district, west is Bishwanath Sub- Division, and south is the river Brahmaputra. Nearest railway station is Gohpur which is within the city. Gohpur is the sub divisional head quarter city. District head quarter o city is Bishwanath and Dispur (Guwahati) is the state head quarter of the city. Gohpur is well connected to Itanagar by NH 415 and other nearby towns like Tezpur, Bishwanath Chariali on its west and North Lakhimpur on its east by NH15.

Chaiduar has a remarkable place in the history of Assam. Literally a place having six routes Chaiduar in Assamese means Six Doors) of entry, Chaiduar was frequently visited by tribes

from the adjoining hilly places through these six different routes. Gohpur, being the central place, was later made the sub-divisional headquarter in the district of Sonitpur, now Biswanath District. Again, it is a historical place of Assam, where the famous freedom fighter Kanaklata Barua was born. According to "Asomar Buranji" (অসমৰ বুৰঞ্জী, page no 34), A History Book of Assam written by Padmanath Gohainborooah, once king Arimatta established a village by cleaning a dense forest (গহীন হাবি) in the northern side of river Brahmaputra and he named this village as Gohanpur (গহনপুৰ). Eventually this Gohanpur becomes present day Gohpur.

There's something special about the air of this tiny town, Gohpur, lying 7.5 km from the Kaziranga National Park, in Biswanathr district. Its natural beauty blends seamlessly with its old world charm. Gohpur has immense historical significance for the people of Assam. The town is famous for being the birthplace of legendary freedom fighter Kanaklata Barua, who was shot during the Quit India Movement. Barua's statue still stands as a testament to Assam's role in India's freedom struggle. One of the most peaceful spots of Gohpur is a historical pond known as Bor-Pukhuri. Situated in front of the Gohpur Police station, the pond is an ideal spot to witness beautiful shades of the sky during sunset. A trip to Gohpur is incomplete without visiting Dhandi Devalay and the beautiful Gohpur Forest Reserve. Taxis to Gohpur are easily available at the Kaziranga National Park.

1.2 CLIMATE, TOPOGRAPHY AND SOIL CONDITION

Gohpur occupies its position on the strip of flat land lying between the both banks of N. H. -15. The climatic condition of Gohpur town is same as the average climate condition of the state. The best time to visit Gohpur is from January to April and July to December, the weather is generally from a pleasant to very hot temperature and limited to little rainfall. The highest average temperature in Gohpur is 42°C in May and the lowest is 21°C in January.

Gohpur has the moderate climate prevailing. The average monthly climate data for Gohpur is based on data from the past 30 years.

Table No. 1: Average Gohpur weather by month

	Jan	Feb	Mar	Apr	May	Jun
Temperature (°C)	21	25	32	38	42	42
Precipitation (mm)	7	13	7	6	5	20

	Jul	Aug	Sep	Oct	Nov	Dec
Temperature (°C)	37	35	35	34	29	23
Precipitation (mm)	66	66	53	2	1	2

Source: www.google.com

From the above table it can be derived that Gohpur has been experiencing the major rainfall in a year in the months of July and August during the last thirty years.

Gohpur and its immediate neighbouring areas enjoy a climate suitable for cultivation on paddy and tea. The soil within the Master Plan area is alluvial and comparatively less prone to annual floods which are a recurring feature in any parts of the state.

1.3 URBAN MORPHOLOGY AND PHYSICAL SETTING

Urban Morphology refers to the study of internal structure, the arrangement of residential houses, layout plan of roads and streets, internal physical structure of the city consisting entertainment space, community land, marketing area etc.

The town first sprawled along the N.H. 15 with gradual Ribbon type development along the arteries. This town is situated at a distance of 121 K. M. from Tezpur, 58 K. M. from Biswanath Chariali Town on the western direction and also 77 K. M. away from North Lakhimpur town at the eastern direction. The River Brahmaputra flows at about 17.00 K. M. away at the southern direction. The river named Chatrang flows through Gohpur Town which overflows during monsoon season inundating the planning area every year.

Consideration its past, present and importance in the future, it seems Gohpur town is likely to grow more in the coming years ahead. Already, there is less possibility of expansion inside the municipal area; hence expansion will be mainly in the sub-urban areas, located immediately under the direct influence of the town.

1.4 NEED FOR THE MASTER PLAN

“Draft Mater Plan for Gohpur - 2041”, has been prepared to guide the physical development of the town and its sub urban areas, in future. Gohpur town and its neighbouring 23 (Twenty three) villages 1.No.2 Naya Ghagra 2. Bherveri Pathar 3.Ghagora Basti 4.Natun Chatrang 5. Gahpur Pathar303 6. Balitika 7. Chengai Gaon 8. Badal Pathar 9. Barghuli 10. Ali Tala 11.Gohpur T.E. Grant 692/652 12.Gohpur T.E. Grant 654 13.Gohpur T.E. Grant 65514. Hatibandha Pam 15. Purubbari T. E. Grant 69916. Purup Bari T.E. Grant 670 17. Purup Bari T.E. W. L.A. 28 18. Majgaon 19. Magani Pam 20. BhogpurPathar 21.Delhousi Kachari22. Padma Pur 23. Delhousi T.E.The Draft Master Plan for Gohpur, 2041 has been prepared considering different aspects (within the constrains), including transportation aspect, and others those likely to affect activities and land use in the planning area in future. By and large, this plan is prepared as per provision of the URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION & IMPLEMENTATION (URDPFI) GUIDELINES 2015, prepared by the MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA under the guidance of the Town & Country Planning Organization and circular issued from time to time by the TCP Deptt., Govt. of Assam, Uniform Zoning Regulations, The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 are considered as it is already approved for all the towns of Assam including Gohpur by the Government of Assam.

The main aim of the infrastructural development of Gohpur town is to provide better facilities to the public. At the same time it is expected that this will provide convenience to all section of people, discipline and cleanliness and pollution control. Moreover the master plan for Gohpur will take care of the overall development of the entire planning area and it is planning to create a tourist route from Gohpur to Itanagar and Gohpur to Jorhat/ Sivasagar via Majuli.

CHAPTER – II

DEMOGRAPHY

The study growth of population its composition together with its characteristic is vital in planning a town or a region in order to evolve out planning programme in respect of physical economic and social development in a rational manner.

2.1 TOTAL POPULATION, MALE/ FEMALE POPULATION

Gohpur has grown into a multifunctional town with trade and commerce, as its main activity. Gohpur Master Plan Area had a population of 29,648 as per 2011 census and it had a gradual increase except during 1961-1971 in planning area excluding the municipal area. The table shows the population growth of Gohpur planning area.

Table No. 2: Population Growth of Gohpur Planning Area, 1951 – 2011

Year	Gohpur Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Gohpur Master Plan Area	Growth Rate (%)
1951	4229 ⁺		3994		8223	
1961	6430 ⁺	52.05	7436	86.18	13866	68.62
1971	7804 ⁺	21.37	7226	(-) 2.82	15030	8.39
1991	8324 ⁺	6.66*	9593	32.76*	18188	21.01*
2001	9419	13.15	14518	51.34	23937	31.61
2011	12223	29.77	18079	24.53	30302	26.59

* 20 years growth rate.

Sources: Census of India.

⁺Town population has been calculated from the population of the villages, those included in Gohpur town which was created Vide Govt. notification no. **MA. 298/96/77** dated **06-10-1997**.

The above Table reveals that the rate of growth of population during 1951-61 and 1991-2001 were considerably high being 68.62% and 31.861% respectively. This is due to migration to the town from its hinterlands obviously for employment opportunities created due to establishment of many Government Offices and coming up no. of household industries. The growth of population during 2001-2011 was also high i.e. 26.59%, the growth of population during 1971-1991 was low compared to other decades i.e. 6.66% i.e. 3.33% per decade in Gohpur town area. But as per the census 1971, the rate of growth of population was negative i.e. (-)2.82% in the planning area excluding town area.

As per 2011 Census, the Schedule Cast and Schedule Tribe Population in Gohpur Municipality was 3.12% and 6.20% of total population respectively and that in entire planning was 7.22% and 6.11% respectively.

Table No. 3: Male & Female Population in Gohpur Master Plan Area 1951– 2011

Year	Gohpur Municipal Area		Sex Ratio	Planning area minus Municipal area		Sex Ratio	Gohpur Master Plan Area		Sex Ratio
	Male	Female		Male	Female		Male	Female	
1951	2305	1924	835	2133	1861	872	4438	3785	853
1961	3800	2630	692	4012	3424	853	7812	6054	775
1971	4150	3654	880	3784	3442	910	7934	7096	894
1991	4428	3896	880	5030	4563	907	9601	8587	894
2001	4952	4467	902	7484	7034	940	12436	11501	925
2011	6253	5970	955	9234	8845	958	15487	14815	957

(Sources: Census of India)

According to 2011 Census, the sex ratio i.e. number of female per 1000 males of Gohpur town was 955 which was same as the district urban ratio was 955. During the same year ratio for the planning area stood at 957 against that of the district was 956.

The 0-6 age group population of Gohpur Planning Area in 2011 was 3753 (12.38%)

2.2 MIGRATION OF POPULATION

Among men, work and business account for one-third of total migrations, which is also the single largest reason for migration among men. While migration for marriage among women is skewed towards closer distances, men do not seem to factor in distance while migrating for work. Migration is the movement of people away from their usual place of residence, across either internal (within country) or international (across countries) borders. The latest government data on migration comes from the 2011 Census. As per the Census, India had 45.6 crore migrants in 2011 (38% of the population) compared to 31.5 crore migrants in 2001 (31% of the population). Between 2001 and 2011, while population grew by 18%, the number of migrants increased by 45%. In 2011, 99% of total migration was internal and immigrants (international migrants) comprised 1%. Internal migrant flows can be classified on the basis of origin and destination. One kind of classification is: i) rural-rural, ii) rural-urban, iii) urban-rural and iv) urban-urban. As per the 2011 census, there were 21 crore rural-rural migrants which formed 54% of classifiable internal migration (the Census did not classify 5.3 crore people as originating from either rural or urban areas). Rural-urban and urban-urban movement accounted for around 8 crore migrants each. There were around 3 crore urban-rural migrants (7% of classifiable internal migration). Another way to classify migration is: (i) intra-state, and (ii) inter-state. In 2011, intra-state movement accounted for almost 88% of all internal migration (39.6 crore persons). There is variation across states in terms of inter-state migration flows. According to the 2011 Census, there were 5.4 crore inter-state migrants.

The density of population in Gohpur Municipal area and Gohpur Master Plan Area during the decade 2001-2011 was increasing and considering the normal growth of population by birth, it may be summarized that migration of population to Gohpur Municipal area and Gohpur Master Plan Area took place during that decade. The density of population gradually falls as we go away from the town, where population is sparsely distributed with pockets of settlements amidst agricultural land.

2.3 HOUSEHOLD DENSITY AND SIZE

According to 2011 census, the gross density of Gohpur town was 1142 persons per Sq. KM. while it was 784 persons per Sq. Km for the entire planning area. The town registered population density of 880 persons per Sq. Km in 2001 while it was 619 persons per Sq. Km in Gohpur Master Plan Area. The increasing density of population in Gohpur Municipal area and Gohpur Master Plan Area during the decade 2001-2011 was influx of population to these areas during that decade. The density of population gradually falls as we go away from the town, where population is sparsely distributed with pockets of settlements amidst agricultural land.

The household size in Gohpur Municipal area and Gohpur Master Plan Area as per 2011 census was 4.46 and 4.76 respectively.

2.5 POPULATION PROJECTION UP TO 2041

Considering the past and present growth and development factors, population upto 2041 are projected for Master Plan area and it is given in the table below:

The average decadal growth rates of population in Gohpur Municipal area and the Planning area excluding municipal area for the last 5 (four) decades i.e. 1951-61, 1961-1971, 1971-1991, 1991-2001, 2001-2011 have been calculated. The decadal growth rates of population for the next 3 (three) decades have been assumed the average decadal growth rate of past five decades for the different two areas. However, the decadal growth rate of population for the decade 2011-2021 is assumed 5% higher than the calculated average for municipal area and 15% higher than the calculated average for planning area excluding municipal area as there will be scope of physical development as most of the areas within the master plan area including municipal area are not yet developed. The growth rates for the next two decades i.e. 2021-2031&2031-2041 have been assumed 5% more than the previous decades but for municipal area for the decade 2031-2041, no increase in growth rate has been assumed.

Table No. 4: Population Projection: Gohpur Master Plan Area– 2041

Year	Gohpur Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Gohpur Master Plan Area	Growth Rate (%)
1951	4229 ⁺		3994		8223	
1961	6430 ⁺	52.05	7436	86.18	13866	68.62
1971	7804 ⁺	21.37	7226	-2.82	15030	8.39
1991	8324 ⁺	6.66 [*]	9593	32.76 [*]	18188	21.01 [*]
2001	9419	13.15	14518	51.34	23937	31.61
2011	12223	29.77	18079	24.53	30302	26.59
2021 ^{**}	16379	35.00	25311	40.00	41689	37.58
2031 ^{**}	22930	40.00	36700	45.00	59631	43.04
2041 ^{**}	32102	40.00	55051	50.00	87153	46.15

* Twenty Year Growth Rate;

** Projected

⁺Town population has been calculated from the population of the villages, those included in Gohpur town which was created Vide Govt. notification no. **MA. 298/96/77** dated **06-10- 1997**.

CHAPTER – III

ECONOMIC BASE AND EMPLOYMENT

A sound economic base with the optimum use of local and regional resource is a basic requirement for all round development. A small town like Gohpur acts as a powerful link between rural settlement and more urbanized centers with regards to collection and distribution of economic inputs of the region and these influence the physical development of the region.

Economically, Gohpur Town is surrounded by many tea gardens for which many small and medium scale industries based on tea garden machineries has been set up in the town. Another one popular industry is furniture industry. Some other industries (Rice & Oil) are also setup based on everyday needs of the public. Thus, it occupies a fairly good position being rich in agriculture especially jute, rice, tea cultivation and forest resources. The town is situated in the close proximity furniture producing area.

Situated in the midst of tea, jute and rice growing areas, service of NH - 15 passing through the town, over the years the Gohpur town has been emerged as important trade and commercial center in the north bank of Assam. Tertiary sector dominates the economy of the town. As per 2011 Census functional category of the town belongs to Class IV town.

As per 2011 census only 57.06% of the total working population were non worker in Gohpur Municipal Area and that in the planning area, excluding municipal area, it was 64.14% which shows Gohpur needs setting up of industrial and economic activities.

Planners are concerned with the likely demands of land development for various economic activities, the possible location of these activities within a city or city regions; the broad relationship between these activities and the scale and timing of migration into and out of the area; Formal sector trading is to be promoted in the planning areas by providing necessary financial assistance from bank and training; Industrial activities and trading and services will provide income and employment; For weaker section care to be taken to provide employment and basic services under poverty alleviation scheme; Labor localities that have come up in the

sub urban villages, in the planning area deserve special attention; Horticulture, Fisheries, Diary and Poultry activities to be promoted in the planning area to provide local needs and export to other urban centers where there are sufficient demand.

3.1 FORMAL SECTOR

AGRICULTURE : As per 2011 census, only 17.81per cent of the total main workers were engaged in cultivation in Gohpur Municipal Area; but in the planning area, excluding municipal area, it was 35.07%. Again only 3.83per cent of the total main workers were agricultural labourers in Gohpur Municipal Area; but in the planning area, excluding municipal area, it was 10.03%. Similarly, 22.20per cent of the total marginal workers were engaged in cultivation in Gohpur Municipal Area; but in the planning area, excluding municipal area, it was 23.67% and 12.55% of the total marginal workers were agricultural labourers in Gohpur Municipal Area; but in the planning area, excluding municipal area, it was 15.24%.

The three major agricultural commodities produced in the villages within Gohpur Master Plan area are –

Table No. 5: Major Agricultural Commodities in the villages within GMPA

Sl. No.	Name of Villages	Agricultural Commodities		
		First	Second	Third
1.	Hatibandha Pam	Paddy		
2.	Magani Pam	Paddy		
3.	Gohpur T.E. Grant 692	Tea leaves		
4.	Majgaon	Paddy	Jute	
5.	Gohpur T.E. Grant 655	Tea leaves		
6.	Gohpur T.E. Grant 654	Paddy	Tea	
7.	Purubbari T.E. Grant 699	Tea leaves		
8.	Purup Bari T.E. W.L.A. 28	Paddy	Tea	
9.	Delhousi T.E.	Tea leaves		
10.	Purup Bari T.E. Grant 670	Tea leaves		
11.	Bhogpur Pathar	Paddy		
12.	Padma Pur	Paddy		
13.	Delhousi Kachari	Paddy		
14.	No.2 Naya Ghagra	Tea leaves	Paddy	
15.	Natun Chatrang	Paddy		
16.	Ghagora Basti	Rice		
17.	Ali Tala	Paddy		
18.	Chengai Gaon	Paddy		
19.	Badal Pathar	Paddy		
20.	Barghuli	Rice		
21.	Balitika	Rice		
22.	Gahpur Pathar	Rice		
23.	Bherveri Pathar	Rice		

Source: Census of India, 2011

It is observed that only four villages i.e. Majgaon, Gohpur T.E. Grant 654, Purup Bari T.E. W.L.A. 28, No.2 Naya Ghagra within the Master Plan area have been cultivating multiple crops.

TRADE AND COMMERCE : As per 2011 Census most of the workers were engaged in other category in Gohpur Municipal area as well as in Master Plan area, The Household industries found in the planning area are, mainly weaving, embroidery, cutting & tailoring, pickle & juice making, etc. Manufacturing units found in the planning area are furniture making units, steel fabrication units. The construction units found in the planning area are civil construction units only.

It has already been indicated that Gohpur town is a trade and commerce oriented town. The main trade and commercial activities both retail and wholesale have spring up above the National Highway - 15. With the improvement of regional transportation system and increase in population, the field of trade and commerce of Gohpur town is expected to increase fast. There is only one big regulatory market which occupies its position in the district of Biswanath as a whole. As per 2011 Census, in House hold industry, 7.34% of main worker were engaged in Gohpur Municipal area and that in planning area it was 3.23%.

Three most important commodities exports from the town are tea, jute, timber and most important commodities imported to the town are sugar, pulses and wheat. About 33.20% of the total work forces in the town area were directly engaged in the trade and commerce which was revealed from primary survey conducted by T & C P office, Tezpur. As per census, 2011 the two major manufactured commodities in Gohpur town were -1st- Mustard Oil and 2nd- Rice Products and Furniture Products was manufactured commodity in the village Gahpur Pathar in the entire planning area..

Table No. 6: Gohpur Municipal Board Licensed Registered Shop

Year	Retail Trade	Wholesale trade	Percentage in last three years		Percentage of increase in each year	
			Retail Trade	Wholesale trade	Retail Trade	Wholesale trade
2018-19	480	22	95.62	4.38	-	-
2019-20	555	22	96.19	3.81	15.63	-
2020-21	600	22	96.46	3.54	8.11	-

Sources: Gohpur MB, 2020

The following table shows the villages having weekly / bi-weekly / Daily markets in the planning Area of Gohpur Master Plan.

Table No. 7: Daily / Weekly / Market in the planning area

Sl. No.	Town/ Village	Daily / Biweekly/ Weekly
1.	Gohpur Town	Daily Market 3 Nos., Weekly Market
2.	Gohpur T.E. Grant 692/652	Weekly Market
3.	Gohpur T.E. Grant 655	Weekly Market (Regulated Market)
4.	Purubbari T.E. Grant 699	Weekly Market
5.	Delhousi T.E.	Weekly Market
6.	Purup Bari T.E. Grant 670	Weekly Market
7.	Bhogpur Pathar	Weekly Market
8.	Padma Pur	Weekly Market
9.	Delhousi Kachari	Weekly Market (Regulated Market)
10.	No.2 Naya Ghagra	Weekly Market
11.	Natun Chatrang	Weekly Market
12.	Chengai Gaon	Weekly Market
13.	Badal Pathar	Weekly Market
14.	Barghuli	Weekly Market
15.	Balitika	Weekly Market
16.	Gahpur Pathar	Weekly Market
17.	Bhverver Pathar	Weekly Market

Source: Census of India, 2011 & Field Survey, 2020.

The wholesale trading is mostly concentrated in and around the weekly market of Gohpur Town. Wholesale cloth Market, Hardware market, food and food staff market are located on the both sides of NH-15 that passes through the town. The wholesale vegetable markets are found in the daily market of Gohpur town and most of the villages.

The both sides of NH-15 that passes through the town are the main centers for retail trade and commercial activity for Gohpur town and for the whole planning area. It also serves as

wholesale market for the nearby rural centers. The other shopping areas presently functions within Gohpur Master Plan Area are Delhousi Kachari Centre, Gohpur T.E. Grant655 centre etc.

INDUSTRY: Except a few saw mills, Rice Mill, Oil Mill, Chira Mill, few engineering workshop and Bakery, Gohpur has no such industrial establishment. Gameri Tea (green Tea); Gautam bakery (Mixed Namkeen) and Bamboo Land (Bamboo Stick) are three main industries in Gohpur. Since, the Master plan area occupies massive pockets of Govt. land and the region is rich in agriculture and forest the scope for establishment of agro based and forest based industries is wide if those resources are intensively tapped.

As per 2011 Census, only a few worker of Gohpur M.B. area were engaged in the industrial activity.

SERVICES: As per 2011 census, 60.71% of the total main workers were engaged in others category in the whole planning area out of which a major portion of workers engaged in service sector.

As Gohpur has to function as circle head-quarter, there is no. of government offices established in the town. Besides the offices a quite no. of educational institutions are found in the planning area and because of all these workers engaged in service sector in the planning area are quite high.

3.2 INFORMAL SECTOR

Informal sector trade and commercial activities are generally seen in all the urban centers of the state. GohpurTown is also not exception in this respect. Roadside retail shops are found here and there in the municipal area as well as in the planning area especially in the villages near the town. Informal transport has been seen in the form of slow moving vehicles only. A large number of battery rickshaws etc. are plying in the planning area without license. Few household industries are running in the planning area without registration. Weaving, cutting and tailoring, embroidering, doll-making, agarbati making food related items etc. are some of these kind of industries found in the planning area. This informal sector business has been

increasing because of urban poverty. Urban poor mainly depend on this type of informal business to day to day earnings.

3.3 OCCUPATIONAL PATTERN

The following tables have been prepared from Census of India, 2011 which reflect clearly the occupational pattern within Gohpur Municipal Area, Gohpur Master Plan Area excluding Municipal Area and total Master Plan Area.

Table No. 8: Occupational Pattern of Gohpur Master Plan Area (2011)

Sl. No.	Category	No. of workers		
		Outside Municipal Area	Gohpur Municipal Area	Total GMPA
1.	Main workers	5346	3865	9211
		29.88%	31.62%	30.59%
2.	Marginal	2336	518	2854
		13.06%	4.24%	9.48%
3.	Non workers	10208	7840	18048
		57.06%	64.14%	59.93%

Sl. No.	Category	No. of Industrial category of Main workers		
		Outside Municipal Area	Gohpur Municipal Area	Total GMPA
1.	Cultivators	1875	479	2354
		35.07%	17.81%	29.30%
2.	Agricultural labourers	536	103	639
		10.03%	3.83%	7.95%
3.	Household Industry workers	122	42	164
		2.28%	1.56%	2.04%
4.	Others	2813	2065	4878
		52.61%	76.80%	60.71%

Sl. No.	Category	No. of Industrial category of Marginal workers		
		Outside Municipal Area	Gohpur Municipal Area	Total GMPA
1.	Cultivators	553	115	668
		23.67%	22.20%	23.41%
2.	Agricultural labourers	360	65	425
		15.41	12.55%	14.89%
3.	Household Industry workers	172	20	192
		7.36%	3.86%	6.73%
4.	Others	1251	318	1569
		53.55%	61.39%	54.98%

Source: Census of India, 2011

CHAPTER – IV

HOUSING AND SHELTER

4.1 HOUSING SCENARIO

Access to housing facilities, is a basic human need, next only to food and clothing. Effectively, society as a whole and poor in particular, must have access to livelihoods, finance and technology as well as relevant capacities, knowledge and skills for habitat development in order to enjoy the “right to shelter” (Assam Urban Affordable Housing and Habitat Policy, November 2015).

There is no codified policy for “Affordable Housing” but initiative has been taken by the government to produce the stock through various Housing Schemes which are implemented in the State of Assam but Gohpur had not implemented any of the Schemes of Central Govt. Schemes like Integrated Housing and Slum Development Programme (IHSDP), Basic Services for Urban Poor (BSUP), 10% Lump Sum Provisions for development Of NE States. Rajiv AwasYojana (RAY) and State Govt. Schemes like Assam State Housing Board Schemes, Janata Hosing Scheme, Rental Housing Schemes for Grade III & Grade IV Employee, HUDCO Finance for Composite housing Scheme, Projects under NLCPPR.

4.2 HOUSING SUPPLY MECHANISM

The steady influx of population has reflected a new dimension to the socio-economic aspect of housing problem. The slow building construction activities due to high cost of building materials have further aggravated the problem. About 6.81% of the total residential houses are rented, the average size of house-hold being 4.72 persons as per primary survey. According to 2011 Census, the average size of household in Gohpur Municipality and in the entire planning area was 4.46 and 4.76 respectively. The PradhanMantriAwasYojana (Urban) has already taken care of the up-gradation of temporary structures of the poor within Gohpur

town and PMAY (Grameen) has started the same in the villages within Gohpur master plan area.

4.3 HOUSING CONDITIONS

The housing survey reveals that there is practically no shortage of dwelling units, however about 4.0% of the existing houses are temporary in Gohpur MB area and 22% in the planning area excluding municipal area. Again the semi-permanent houses in Gohpur MB area and in the planning area excluding municipal area are about 43% and 63% of the total houses respectively.

Here permanent houses refer to those houses whose walls & roofs are made of pucca materials, i.e., where burnt bricks, G.I. Sheets or other metal sheets, stone, cement, concrete is used for wall and tiles, slate, shingle, corrugated iron, zinc or other metal sheets, asbestos sheets, bricks, lime and stone and RBC/RCC concrete are used for roof and Semi permanent houses refer to those houses made of other types of materials; again, temporary houses refer to those houses having wall and roofs made of kutcha materials, i.e., where, grass, leaves, reeds, bamboo, mud and un-burnt bricks are used for the construction of walls and grass, leaves, reeds, bamboo thatch, mud, un-burnt bricks and wood etc. are used for roofs.

Table No. 9 : Type of Dwelling Units, 2020 in D.M.P.A.

Sl. No.	House Type	GMB		GMPA excluding GMB	
		No.	%	No.	%
1.	Permanent	42	47.71	31	14.49
2.	Semi-Permanent	43	48.58	134	63.35
3.	Temporary	3	3.71	47	22.16
Total		88	100.00	212	100.00

Source: Primary Survey, T&CP, Tezpur, 2020

4.4 SLUMS-SQUATTERS AND INFORMAL HOUSING SHARE

The housing conditions of the people living in the slum areas are in deplorable condition. There were altogether 9 number of Identified (non-notified) slum pockets in Gohpur Municipal Area.

Table No. 10: Slum Pockets in Gohpur Town

Pocket no.	Name of the pocket
1	Dhenudhara
2	Niz Gohpur
3	Niz Gohpur And Chatiachuk
4	Gorbasti
5	Madhya Chatrang and Chatrang
6	Rupnagar
7	Milannagar and Purubbari
8	Jyotinagar
9	Chatrang Guri and Mazgaon

Source: Town & Country Planning Office, Tezpur

After completion of EIUS (Environmental Improvement of Urban Slum) and NSDP (National Slum Development Programme) schemes, these pockets are now more or less as the other areas of the town.

4.5 HOUSING STOCK, SHORTAGE AND NEED ASSESSMENT

As per projected population and existing deficit, housing requirement in the planning area estimated for the year 2041 is about 13191 (i.e. future need for 2041 = $56851/4.61 = 12,332$) assuming that the existing deficit will be taken care of through PMAY (U) & (G). . Housing for the needy ones are to be promoted with assistance from the Bank/ HUDCO/ Budgetary assistance and local mobilization of resources in cash or in kind; Upper poverty alleviation scheme, training to be provided to weaker section, they may construct the building, once materials, (locally available) are provided under Govt. sponsored / partly shared scheme; Land Development-Building construction linked scheme is proposed to initiate under HUDCO/ FIs for better off section.

CHAPTER - V

TRANSPORTATION

5.1 OVERVIEW OF CRITICAL ROADS AND THEIR IMPROVEMENTS

The existence of adequate transportation facility is the prime factor for the socio- economic development of a region. The availability of good serviceable roads is as important as the availability of the other service like water, electricity, drainage etc. Any shortfall in the serviceability of roads immediately results in a great dissatisfaction amongst the citizens. It is, therefore, necessary that the roads in the City Area are designed, constructed and maintained properly. The roads in the city area are constructed by contracting system. Maintenance operation can be broadly divided into two types- preventive maintenance and corrective maintenance.

Table No. 11: Registration of Slow Moving Vehicle in Gohpur MB(Nos.)

Year Type of vehicle	2016	2017	2018	2019	2020
1. Rickshaw	30	30	5	5	5
2. Thela	45	45	10	10	10
3. Cycle	600	650	730	810	840
4. Battery Rickshaw	0	5	40	130	180

Sources: Gohpur M.B, 2020

Registration of the 3 (except Battery Rickshaw) and 4 vehicles purchased within the Gohpur Master Plan Area have been registered in Biswanath District Transport Office, thus it is impossible to find the yearly registration figure of 3/ 4 and above wheeler vehicles for Gohpur Master Plan area, but registration of Slow Moving Vehicle in Gohpur MB(Nos.) is given above.

It is seen that a large number of battery rickshaws (Tumtum). are plying in the planning area and a few that is 180 nos. were registered in Gohpur MB.

For Gohpur Master Plan area NH-15 which is running through almost the centre line of the planning area has become overcrowded and congested. The different types of roads within Gohpur Master Plan area are as given below-

Table No. 12: Condition of PWD Road in Gohpur Master Plan Area, 2020

Sl. No.	Types of Road	Road Length in km	%
1	Surface Road	45.00	42.06
2	Graveled road	10.00	9.35
3	Kutchu Road	40.00	37.38
4	Pavers Road	12.00	11.21
Total		107.00	100.00

Source:Gohpur Civil Subdivision Territorial Road Division, PWRD, Kalabari

Table No. 13: Condition of Municipal Road in Gohpur Municipality, 2020

Sl. No.	Types of Road	Road Length in Km	%
1	Surface Road	7.00	7.61
2	Graveled road	22.00	23.91
3	Kutchu Road	18.00	19.57
4	Pavers Block Road	45.00	48.91
Total		92.00	100.00

Source : Gohpur Municipal Board

5.2 BUS TRANSPORT TERMINALS, BUS TERMINUS, BUS PARKING BAYS, MAJOR BUS STOPS

There is no any Bus Transport terminal within Gohpur Master Plan area. There are 2 Nos. of bus stand i.e. (1) A.S.T.C. Bus Stand and (2) Public Bus Stand located in nearby N.H.-15 within Gohpur Municipal limit/

The route position of A.S.T.C. / A. P. S. T. C. is given below:

Origin	In	Out	Passengers
Gohpur	15	15	300 per day

Sources: A.S.T.C., Gohpur, 2020

The A.S.T.C. station at Gohpur is under Tezpur A.S.T.C. Station.

The 'GohpurBus Malik Santha' an organization of bus proprietors, has a private bus stand at Ward No. 4. The private buses are plying from this stand. There are approximately 40 nos. of buses/ mini buses like 709, 609 and 407 are plying. Another 48 nos. 'magic' mini buses are also plying from that stand. Altogether 1600 (approximately) passengers are plying from this stand.

Table No. 14: Analysis of Existing Conditions of the Bus Stands

Terminal Center	Location	Observation

A. Inter-City/hinterland		

1. Passenger	i) ASTC Bus Station	<ul style="list-style-type: none"> - Located at center of the town. - More or less planned - Waiting shed / Toilet are Availablebut quality to be improved.

- | | |
|----------------------|---|
| ii) Public Bus-Stand | <ul style="list-style-type: none"> - Road side parking - Over crowded - Located at western end - No Waiting shed / Toilet |
|----------------------|---|
-

5.3 NETWORK OF ROADS (NH, SH, DISTRICT ROADS ETC.)

The N.H.-15 which connects North Lakhimpur on the East and Biswanath Chariali/ Tezpur on the east plays a vital role throughout the region, passing through Gohpur on the North bank. The NH 415 is another National Highway which connects Itanagar with Gohpur. There is no any State Highway connecting Gohpur rather one no. of Other District Roads a good nos. of PWD roads connected Gohpur with its hinterlands.

5.4 TRUCK TERMINUS, FREIGHT ZONES, LOGISTICS

There is no any Truck Terminus within Gohpur Master Plan area. The observation of truck parking within Gohpur Master Plan area is as follows-

Table No. 15: Analysis of Existing Conditions of the Truck Parking

Terminal Center	Location	Observation
<hr style="border-top: 1px dashed black;"/>		
---A. Inter-City/hinterland		
1. Goods	Truck Stand	<ul style="list-style-type: none"> - No Organised stand - Roadside truck parking

Gohpur Railway Station(station code - GPZ) is well-connected to all major Indian cities. There are 4 weekly trains running from Gohpur. There are no trains originating, 4 trains passing and no trains terminating at Gohpur Railway station. Gohpur railway stations act as freight zone and logistics as all the goods imported to Gohpur& exported from Gohpur are loaded and unloaded at the two Railway Stations.

The unorganized freight zones and logistics present within the Gohpur Town are to be shifted to the proposed Transport Terminals at Majgaon/ Chengai Gaon.

5.5 FOOTPATHS

A few of the roads within CBD area of Gohpur Town have only footpaths. Part of the footpaths is found during land use survey either occupied by the informal businessmen and/or the adjacent shopkeepers by placing the goods on footpaths.

Footpaths in the CBD area are to be reconstructed with floor tiling and road side railing and Gohpur Municipality to pass order not to occupy the footpaths by any shopkeepers/ informal businessmen and to keep free for pedestrian movement.

5.6 PARKING

There is no organized parking area within the Gohpur Town and entire planning area. On-road parking has been found without any planning which leads to traffic congestion now and then.

As the NH 15 has been reconstructed with four lanes, vehicle parking areas are to be identified by Gohpur Municipal area in the outskirts of busy town area to avoid traffic congestion in the city centre.

5.7 AREAS WITH MAJOR TRAFFIC CONGESTION

The following tables show the major traffic congestion in Gohpur Town and the entire planning area –

Table No. 16: Areas with Major Traffic Congestion in the Planning Area

<u>Area</u>	<u>Location</u>	<u>Description</u>
A. Town Area	(i) Railway Station Point	Entry to link Circle Office Hospital, Offices, School.
	(ii) Thana Point	Entry to Thana (North) & Dhenudhara Gaon(South).
	(iii) SDO (C) Point	Entry to offices.
	(iv) Purub Bari Point	Entry to market, Temple & Tea Estate.
	(v) Gohpur gate Point	Entry to Weekly market, Tea Estate, Forest Reserve
B. Magani Pam	(i) Magani Pam Centre Point	Entry to residential area.
C. Balitika Gaon	(i) Milanpur Point	Entry to residential areas of Balitika & Badal Pathar Gaon.

5.8 IMPROVEMENT OF ROTARY AND JUNCTIONS

A modern traffic rotary was constructed recently at the junction point of NH-15 & NH-415 which started regulating the traffic flow towards Itanagar, Lakhimpur, Biswanath Chariali. Except that no any traffic junctions are found within the entire planning area of Gohpur either developed or maintained properly.

A traffic controlling point is found at Railway Station Point which is the only traffic controlling point in the entire planning area but due to the ongoing construction of 4-lane NH-15 it has become useless.

The traffic junctions at Railway Station Point, Thana Point, SDO (C) Point, Purub Bari Point, Gohpur gate Point within Gohpur Municipality are to be developed and Magani Pam Centre Point, Milanpur Point within the Planning are need improvements.

5.9 STREET LIGHTING AND PROPOSED IMPROVEMENT PLAN

A few of the roads within CBD area of Gohpur Town have only Street lights and those were found mostly off round the year creating havocs among public, indulging theft and difficulties in pedestrian movements.

Recently, a good no. of High Mast lights i.e. 12 nos. have in installed in major points within Gohpur Town which illuminates the town to some extent.

A project for scientific Street Lighting should be taken up for the entire planning area of Gohpur.

5.10 SIGNAGE, AVAILABILITY AND REQUIREMENTS

Only the National Highway- 15 and a very few PWD roads within the GohpurDraft Master Plan area have road signage.

The signage for the other major Roads needs to be done immediately.

5.11 MAJOR ROAD PROPOSALS

Proposed growth and functioning of any area and its efficient management is very much dependent on the circulation pattern and it is vital part of the whole physical plan. The proposed circulation pattern envisages effective linkage within the region and direct linkages between different areas and functionally interrelated uses for easy accessibility. Following is the hierarchical classification of roads;

- a) NH- 15- width **60.0m**
- b) Major roads that will cater major movements between areas- **9.0m**
- c) Minor roads or secondary distributors will distribute traffic within each area-**7.5m**

d) Local access road will carry traffic to each locality and lead to individual- **6.0m**

All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency. An **alternate road** is proposed in the planning area to divert traffic from the core of Gohpur town.

CHAPTER -VI

INFRASTRUCTURE PUBLIC UTILITIES & SERVICES

6.1 PHYSICAL INFRASTRUCTURE

6.1.1 WATER SUPPLY

Potable piped water supply had been provided to the residents of Gohpur town with the help of 2 (two) nos. of water supply schemes of the Municipal Board since 1979 and 1983 and 78% of the municipal area was covered by these water supply schemes with 500 home connections as well as 48 stand pipes for urban poor. The systems of storage tank were Overhead Tank with capacity of 43 & 26 kilolitres respectively. (Source: Census of India, 2011). These two W S Schemes were handed over to Assam Urban Water Supply & Sewerage Board during the year 2009. Assam Urban Water Supply & Sewerage Board has been running a new water supply scheme with the help of pressure tank with capacity of 2275 kilolitres, at present only 232 nos. home connections are found in Gohpur town. (Source: AUWSSB, 2000)

As per census, 2011 households of the villages within the Gohpur Master Plan are i.e. Ghagora Basti, Chengai Gaon, Badal Pathar, Gohpur T.E. Grant 692/652, Gohpur T. E. Grant 654, Gohpur T. E. Grant 655, Purubbari T. E. Grant 699 are found having treated tap water round the year. Again the households of the villages within the Gohpur Master Plan area Hatibandha Pam, Magani Pam, Purup Bari T.E. W. L .A., Balitika, No.2 Naya Ghagra, Ali Tala, Barghuli, Gahpur Pathar are found having treated tap water during summer months only. The households of the villages within the Gohpur Master Plan mainly use Hand pumps/ tube wells and Bore holes. All the villages within Gohpur Master Plan area is going to cover under JalJeevan Mission which will cater all houses with tap water connections.

6.1.2 DRAINAGE SYSTEM

Gohpur Town has practically no storm water drainage system and sewerage system. Like many other towns in Assam, during rainy season low lying areas are water lodged whenever there is a heavy shower. The most of the drainage system of this town are both open and closed drains. In residential areas the roadside drains are found often blocked which aggravates the situation worse. In order to keep the town free from water logging a drainage system should be planned and the stream flowing through the area should be utilized for this purpose.

Table: No. 17 Condition of Municipal Drain in Gohpur Municipality, 2020

Type of Drain	Length in Km	% of the Total
R.C.C.	28	39.44
Brick	Nil	0.00
Kutcha	43	60.56
Total	71	100.00

Source: Gohpur MB, 2021



Photo showing urban flooding in Gohpur Town near APDCL Office

Under the different programs of urban development 28 KM RCC drain had been constructed by Gohpur Municipal Board during last few years which has solved the water logging problem in the town to a considerable extent. Among the villages within the Gohpur Master Plan Area only Balitika Gaon has open pucca uncovered drains and Hatibandha Pam, Magani Pam, Gohpur T.E. Grant 692, Majgaon Part, Gohpur T.E. Grant 655, Gohpur T.E. Grant 654, Purubbari T.E. Grant 699, Purup Bari T.E. W.L.A. 28, Delhousi T.E., Purup Bari T.E. Grant 670, Padma Pur, Delhousi Kachari have open kutchha drains. (Source: Census of India, 2011)

6.1.3 SANITATION

As per 2011 census there are 538 nos. flush latrines, 750 pit latrines, 780 service latrines and 45 other latrines within Gohpur town. The IHHL (Individual Household Latrine) Mission Target for Gohpur Town was 380 nos. and Number of IHHL Constructed was 380 nos. i.e. 100% and Geo-Tagging was completed for 380 nos. (100%)

Number of Community Toilet (CT)/ Public Toilet (PT) completed within Gohpur Town are: Community Toilet (CT) - 6 seats at Ward No.5 Sunday weekly market, 4 seats at SHG Market, Ward No. 64 seats at Office Campus, Ward No.2; 2 seats at ASTC Bus stand, Ward No. 4 and Geo-tagging process completed. (Water connection is available to all).

All the Wards of Gohpur town have been declared O.D.F. i.e. ODF Certified.

No any villages within Gohpur Master Plan area are under Total Sanitation Campaign. No community toilet (CT)/ Public Toilet (PT) with or without bathrooms are found in any village within Gohpur Master Plan area.

6.1.4 SEWERAGE NETWORK

As in other towns of Assam, Gohpur town and its neighbouring villages do not have sewerage network. People in the planning area depend on septic tank with soak pit and/ or pit latrine.

6.1.5 SOLID WASTE MANAGEMENT

The details of Solid Waste Management in Gohpur Town is as given below-

Solid Waste Management

- | | |
|-------------------------------------|---|
| 1. Door to door collection of waste | : 6 (No. of Wards covered) out of 6 wards |
| 2. Segregation of Waste | : 5 no's of wards but not 100%. |
| 3. Waste processing, if any | : Most of the household process their waste by doing home composting and municipality collects the dry waste daily/alternate basis. |
| 4. No. of NGOs/Contractors engaged | : Nil, will engage NGO/SHG after Development of Solid Waste Management Plant at Landfill. |
| 5. Reason for slow progress, if any | : Due to Scientific site, facing problem in disposal of waste and source segregation. |
| 6. Dumpsite Details | : Kanibori ,ward no:3 |

7. IEC & Public Awareness

1. School Level Awareness Campaign on Solid Waste Management and Plastic Waste Management within municipal area.

2. House to house Leaflets distribution in all wards and in commercial areas on source segregation along with awareness on single use Plastic going done Gohpur Municipal Board.

3. Azadi ka Amrit Mahotsav.

3. 6 (Six) numbers of Plastic Banks set up within GMB area for collection of all kinds of plastic waste.

4. Mike Announcement done GMB on source segregation, band on Plastic, fines to illegal pollutants, use of twin bins(Green and Blue) etc. doing on regular basis.

5. Inter School Art/Essay competition among school students done on theme "Plastic Mukta Bharat", to bring awareness on plastic as part of Swachhata Hi Seva by GMB.

6. Imposition of penalty to willful pollutants has been initialized, Notices issued by GMB and yet to be started soon.

7. Imposition of penalty to willful pollutants has been initialized, Notices issued by GMB and yet to be started soon.

8. Twin bins (Blue & Green) distributed among the shops/establishments to encourage on source segregation.

Waste Details: Total wards 6 Nos

Total Waste Generation:	2.5 TPD
Total Waste Collection:	2.2 TPD
Total Waste Processed:	0.6 TPD

Vehicle Details:	1. Tractor-1 nos
	2. Auto Tipper-2 nos
	3. Tri-Cycle-12 nos
	4. Sanitizer Machine-2nos

Other Details:	1. School-12 nos
	2. Banks-6 nos
	3. Govt Building-3 no
	4. Police station-1
	5. Hospital-1
	6. Post Office-1
	7. Railway Station(Junction)-1
	8. Sub-Treasury Office-1
	9. ASTC Bus Stand-1

Source: CPO, SBM, Gohpur MB

6.1.6 ELECTRIC SUB-STATION AND MAJOR TRANSFORMERS

Assam Power Distribution Company Limited (APDCL) is the only source of power supply to the entire Planning Area. Gohpur town has a 33/11 KV Sub Station.

Table No. 18: Details of Electrical Substations in GMPA, 2021

Name of 33/11 KV Sub Station/ Location	Capacity of Sub Station			Whether operation of Sub Station done by APDCL/service contractor/outsourced personnel etc.
	No. of Transformer	Transformer Capacity (MVA Rating)	Total Capacity (MVA)	
Gohpur	2	2.5+5.0	7.5	APDCL

Source: APDCL, Gohpur

1684 Nos. of domestic connections and 194 Road Lighting connections were facilitated in Gohpur town and in the planning Area 578 Nos. of domestic connections, 34 commercial connections and 232 Nos. of Agricultural connections were found. (Source: Census of India, 2011)

6.2 SOCIAL INFRASTRUCTURE SCHOOLS, COLLEGES, UNIVERSITIES

The total literacy rate of Gohpur was 64.24% in 2011 which is lower than average literacy rate 72.19% of Assam. The male literacy rate was 81.75% and the female literacy rate was 72.90% in Gohpur town and that the percentage within Master Plan Area excluding municipal area was 55.32% and the male and female literacy rates were 61.48% and 48.90% respectively

Table No. 19: Literary Rate in GMB, GMPA with comparison to State and National

	Gohpur Town	Gohpur MP excluding GMB	Gohpur MP	Assam	India
Male	81.75%	61.48%	69.66%	77.9%	80.9%
Female	72.90%	48.90%	58.57%	66.3%	64.6%
Total	77.43%	55.32%	64.24%	72.2%	73.0%

Source: Census of India, 2011

There are good nos. of Primary School, Middle E/V School. High School, Higher Secondary School and Junior College in Gohpur town as well as in the planning area. But within the

entire planning area there is only one graduate college viz. Chaiduar College with Arts Stream, affiliated to Gauhati University, which was established in 1967 at Gohpur by a few humble citizens of this region with active financial and moral support from the neighbouring populace. Being the only full-fledged institution of higher learning in Chaiduar, the college is continuously serving the academic as well as social needs of the region stretching from Buroi to Howajan. The college was subsequently placed under deficit grants-in-aids by Government of Assam in 1977. Realizing the ever growing need of Science education, Science Stream was started in 1987 and was placed under deficit grants-in-aids in 1998. To cope with the present day needs, the college has introduced some Career Oriented and Computer courses in 2006 and the much needed Commerce Stream in 2012.

The distribution of educational institution within the Gohpur Planning areas is given in Table No.13.

Table No. 20: Educational Institution in the Gohpur Master Plan Area, 2020

Sl. No.	Category	No. of Institutions					
		Within Gohpur MB		Within DMP excluding GMB		Total	
		Govt.	Pvt.	Govt.	Pvt.	Govt.	Pvt.
1.	Primary School	2	1	19	6	21	7
2.	M. E./ M.V.School	3	1	4	1	7	2
3.	High School	2	2	1	0	3	2
4.	Higher Secondary School	2	2	0	0	2	2
5.	Junior College	0	3	0	1	0	4
6.	College	1	0	0	0	1	0
Total		10	9	24	8	34	17

Source: Education Department Offices, Gohpur/ Biswanath & Primary Survey, 2021

There are 3 nos. of Govt. and 1 no. private shorthand institutions. 1 no. private typewriting institutions, 1 no. private MS-Office institution, 1 no. private Desk-top publishing institution, 1 no. vocational institution and 8 nos. non-formal education institution in the Gohpur Master Plan area.

HEALTH

Within Gohpur Municipality, there are all together 1(One) no. of allopathic hospital with 50 (fifty) beds, 12 nos. doctor and 40 para-medical staff, 1(One) no. of dispensary/ health centre with 50 (fifty) beds, 4 nos. doctor and 10 para-medical staff, 1(One) no. of family welfare centre with 1 nos. doctor and 5 para-medical staff, 1(One) no. of maternity home with 15 (fifteen) beds, 3 nos. doctor and 10 para-medical staff, 1(One) no. of TB Hospital with 2 nos. doctor and 5 para-medical staff, 1(One) no. of Veterinary Hospital with 2 nos. doctor and 4 para-medical staff and 1(One) no. alternative medicine hospital (Ayurvedic) with 2 nos. doctor and 4 para-medical staff. There are 1 no. non-governmental outpatient doctor's chamber and 16 non-government medicine shops in Gohpur town (Source: Census of India, 2011)

Within the Planning area excluding the Municipal area, there are 1(One) no. of Primary Health Centre with 1 no. doctor and 5 Nos. para-medical staff is found in the village Gohpur T. E. Grant 655, again Primary Health Sub Centres are found in the villages Gohpur T. E. Grant 655, Purub Bari WLA 28, Padma Pur, Ghogra Basti, Borguli and Gohpur Pathar with 1-2 no. doctors and 1-3 no. para-medical staff. Moreover the village Gohpur T. E. Grant 655 has 1 TB hospital with 1 no. doctor and 1 no. para-medical staff each; 1 no. Alternative Medicine Hospital (Ayurvedic) with 1 no. doctor and 2 nos. para-medical staff and 1 no. Dispensary with 1 no. doctor and 5 nos. para-medical staff.

There is 1(One) no. of Veterinary Hospital with 2 nos. doctor and 5 para-medical staff in Gohpur Master Plan Area only and other villages do not have any health facilities. (Source: Census of India, 2011)

The establishment of Lakhimpur Medical College at North Lakhimpur at a distance of 62.7 KM from Gohpur which has been presently fulfilling the need of serious health issues of the citizens of Gohpur Master Plan area.

PARKS AND PLAY GROUND

The whole planning area is lacking in organized parks and play grounds. Kanaklata Park, located in front of the Gohpur Police Station in Ward No. 4 of the town, is a comparatively small simple park but with historical significance. The park is very well maintained and has a large pond dating back Ahom kingdom era. The park serves as an open-air space for the congested Gohpur area. It has many shady trees as well as statues of freedom fighters Kanaklata Baruah and Mukunda Kakati. During the festival seasons like Durga Puja and Shiv Ratri, the park is used for various cultural and social activities. Kanaklata Park is a pleasant and peaceful park and is a good place to rest after a hectic day of sightseeing in Gohpur. The park is named after Kanaklata Baruah, the legendary martyr, who lost her life in 1942 during India's struggle for Independence.

There is a big play ground covering an area 30 bighas in Ward No. 3 of Gohpur Town under Gohpur Sports Association. The Gohpur HS School play -round in Ward No. 3 fulfills need of the town for arranging Govt. meetings specially the Republic Day & Independence Day.

SOCIAL AND CULTURAL INSTITUTIONS

Gohpur is well advance in social and cultural activities. Gohpur Sub Division Library is the only public library within the entire planning area, located in Ward No. 3. Gohpur Town has 1 (One) nos. municipal and 4 nos. Government Auditorium/ Community Hall. A proposal for construction of a Modern Town Hall in Gohpur town under 5th Finance Commission's Grant is under process.

POLICE PROTECTION AND FIRE PROTECTION

At Gohpur Town, there is one Police Station namely GOHPUR POLICE STATION. The whole planning area covers under the control of the Gohpur Police Station.

There is a fire fighting unit office near Gohpur town at Borghuli village under the Directorate of Fire Services, Assam, which serves the entire planning area.

CREMATION GROUNDS AND GRAVE-YARDS

There are two cremation grounds –one in ward No.3 Konibori area and the other at ward no. 5 near Gohpur weekly market and one grave yard for Christians in ward No.5 near Gohpur weekly market within Gohpur Municipal limit. There are two grave yards at Gohpur town, one for Muslims and other for Christians. Hindu people in the planning area generally use their own land for this purpose and Christian people come to GohpurMunicipality's grave yard.

CHAPTER –VII

ENVIRONMENT AND CITY BEAUTIFICATION PLAN

With increasing awareness of the role that a healthy and clean environment plays in the well being of the societies, governments are adopting environment friendly approaches in conduct of development activities. The Draft Master Plan for Gohpur, 2041 proposes many ideas to improve prevailing conditions those fail to adequately address the wide range of issues that have hobbled development in the Gohpur town.

7.1 ECO-FRIENDLY AREAS

The tea garden areas, agricultural areas, recreational & open spaces and river & water bodies within the whole planning area are the eco friendly areas for the Gohpur Master Plan. These area measures as 30.53 Sq. Km which is about 72.74 % of total Gohpur Draft Master Plan area of 41.97 Sq.Km. Moreover, the bothside banks of the River Chatrang are eco-friendly areas for the entire planning area.

7.2 PLAN/ MEASURES FOR PROTECTION AND CONSERVATION OF ENVIRONMENTALLY- FRIENDLY ZONES

55.96% i.e. 23.49 Sq. Km. out of total Gohpur Draft Master Plan area of 41.97 Sq.Km. has been left undeveloped out of which 7.05 Sq. Km (16.80%) will be Tea Garden, 13.94 (33.21%) will be Agricultural use and 0.25 Sq. Km. (0.60%) will be Green belt. These all will be take care of environmental of the whole Master Plan area of Gohpur. Moreover, along the both banks of the River Chatrang upto 45 (Forty five) feet no development will be allowed in future except sports and aquaculture activities. Recreational area is proposed on the banks of the rivers flow though the planning area.

7.3 CITY BEAUTIFICATION PLAN

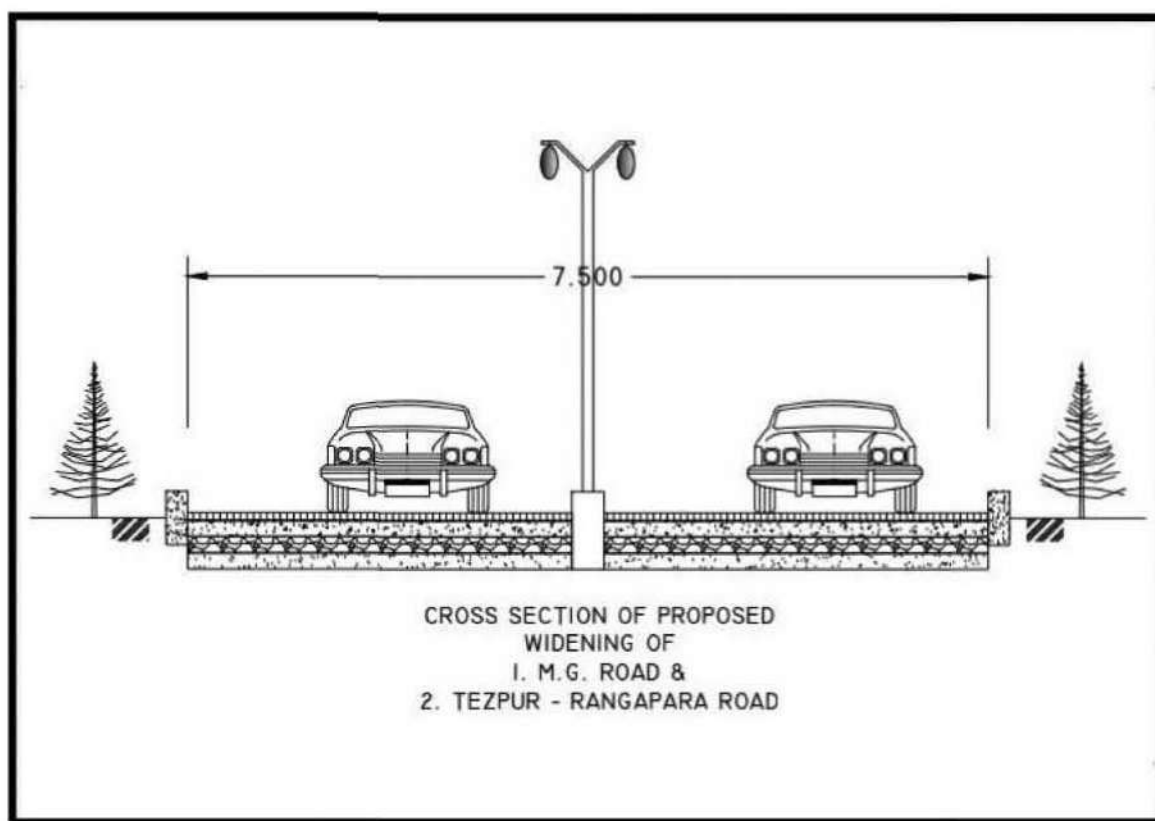
The Kanaklata Park at Ward No.-4 will be developed as recreational centres with all modern facilities as per national standard. A multi-media show with the story of Kanaklata Baruah will be arranged in the Bor-pukhuri in the every evening to attract local and foreign tourists.



Photo: Kanaklata Park at Ward No.-4 at Gohpur Town

All the modern children playing equipments will be placed that park. All the water sports facilities will be introduced in the Bor-pukhuri within the park..

The proposed alternate Road will be 2-lanes with divider in between where plantation will be of different species which will create a good look to the entire Master Plan area.



CROSS-SECTIONAL DRAWING OF PROPOSED RING ROAD IN GOHPUR MASTER PLAN

The road leading to Dhandi Devalaya (Ruins of this temple can be ascribed to the Ahom Kings dated back to 18th century CE. On plan, the temple is octagonal and built over a raised platform. It was damaged in 1897 due to an earthquake) to be improved so that the tourist visit to Gohpur will go there and enjoy the ancient monuments.



CHAPTER – VIII

LAND USE PLAN

As per 2011 Census of India, the total land area within the GohpurDraft master Plan was 42.50 Sq. Km which is more than 41.97 Sq. Km. as derived from the map prepared from the cadastral maps those were collected from revenue department and the reason for this variations might be the inclusion of area of road, water body etc. in the boundaries of two different villages twice.

Table 21: Town/ Village wise Geographical area within Draft Master Plan for Gohpur as per 2011

Census

Town / Village Name	Total Geographical Area(in Sq. Km.)
Hatibandha Pam	1.10
Magani Pam	1.09
Gohpur T.E. Grant 692/ 652	1.94
Majgaon	0.80
Gohpur T.E. Grant 655	0.82
Gohpur T.E. Grant 654	1.53
Purubbari T.E. Grant 699	1.70
Purup Bari T.E. W.L.A. 28	0.82
Delhousi T.E.	1.63
Purup Bari T.E. Grant 670	2.20
Bhogpur Pathar	0.80
Padma Pur	0.66
Delhousi Kachari	0.65
Chatran Guri Pathar	2.52
No.2 Naya Ghagra	0.23
Natun Chatrang	1.57
Ghagora Basti	1.30
Ali Tala	1.87
Chengai Gaon	1.38
Badal Pathar	0.79
Barghuli	3.02
Gahpur Pathar	2.04
Bherveri Pathar	2.43
Gohpur Town	10.70
Total	42.50

Source: Census of India, 2011

One of the fundamentals of planning process is to know the existing uses of land. It has already been indicated that Gohpur town is of recent origin where in ribbon type development along the major road have come up in a haphazard manner. Gradually, with the growth of commercial activities, urban expansion has been taking place. Therefore, to provide a coherent land use pattern for future development it has been studied as follows.

8.1 DEVELOPABLE AND NON DEVELOPMENT AREA OF THE MASTER PLAN

Gohpur Municipal area and its neighbouring **23 (Twenty three) villages** are included in the **Draft Master Plan Area for Gohpur – 2041**. The construction of NH 415 connecting Itanagar and the proposed construction of construction of the underwater tunnel connecting Gohpur and Numaligarh through the mighty river Brahmaputra has opened a new development corridor for the North Bank of Assam. All these factors are considered while submitting plan proposal for Gohpur town.

Only 12.08 Sq. Km which is about 28.78% of total Gohpur Draft Master Plan area is developed area as per the primary land use survey conducted by the Town & Country Planning Office, Tezpur in 2019. And an area 21.67 Sq.Km. (51.63% of total Master Plan area) is found non- developed. Moreover, the residential use continues the major land use within the town and its immediate outskirts, while the villages within the master plan area are predominantly covered by tea gardens, paddy fields.

The table given below depicts the land use distribution in the Gohpur Planning area and the percentage of area covered by each type of land use.

Table No. 22: Existing Land Use, 2021: Gohpur Master Plan Area

Land Use	Area in Sq. Km	% to Developed Area	% to Master Plan Area
1. Residential	8.36	69.21	19.92
2. Commercial	0.35	2.90	0.83
3. Industrial	0.14	1.16	0.33
4. Public & Semi Public	0.59	4.88	1.41
5. Transportation	2.00	16.56	4.77
6. Recreational & Open Space	0.64	5.30	1.52
Total Developed Area	12.08	100.00	
7. Water Bodies	1.17		2.79
8. Agricultural			
(i) Tea Garden	7.05		16.80
(ii) Other Agricultural	21.67		51.63
Total Master Plan Area	41.97		100.00

Source: Survey Conducted by Town & Country Planning, Tezpur, 2021

8.2 EXISTING AND PROPOSED LAND USE

Before going to propose the required land uses in the Gohpur master plan area, the availability of Government vacant land had been searched at local land revenue office which was quite tedious and after no. of attempts the some of the following Govt. land had been found.

Table No. 23: Availability of Govt. vacant land within Gohpur Master Plan Area

Name of	Dag No.	Area			Name of	Dag No.	Area		
Village		B	K	L	Village		B	K	L
GHAGRA BASTI	10	0	1	3	NIZ GOHPUR	2	0	4	3
	11	1	1	15		7	0	1	12
	14	0	4	15		8	0	1	6
	15	0	4	17		9	0	2	5
	16	0	3	17		26	1	3	10
	18	0	3	10		30	0	0	14
	19	2	3	0		31	1	2	12
	20	1	0	8		37	0	0	5
	24	2	2	10		38	0	0	15
	27	1	1	10		51	1	1	13
	29	2	2	16		65	0	0	18
	36	1	3	5		74	0	0	9
	50	0	4	0		86	0	2	5
	51	0	3	9		87	0	2	2
	60	8	1	12		115	0	0	5
	62	2	3	10		132	0	1	0
	63	4	0	12		133	1	0	14
	64	1	1	0		172	0	1	16
	71	2	1	10		173	0	0	18
	72	0	2	12		181	0	1	8
	73	2	0	15		221	0	1	8
	74	1	0	10		222	0	4	16
	75	0	0	12		253	0	0	15
	82	6	1	19		284	0	1	18
	97	1	1	4		286	0	0	15
	98	0	2	3		290	0	0	12
	120	0	1	5		292	0	2	15
	122	0	3	0		295	2	2	15
	124	0	2	12		307	1	1	2
	137	6	2	3		345	0	0	18
	140	1	0	5		349	0	0	9
	144	0	1	5		411	1	0	0
	153	0	4	3		412	1	2	16

KUKUR JAN	164	0	3	9	528	0	2	11
	176	0	3	8	532	0	1	15
	177	1	0	3	535	0	1	5
	178	2	0	0	606	0	0	10
	179	0	3	10	612	0	0	18
	222	6	4	1	639	0	3	11
	243	0	3	17	665	0	2	10
	255	1	1	8	679	0	2	11
	282	1	0	0	687	0	0	5
	283	1	0	0	688	0	1	18
	284	1	0	0	692	0	3	16
	285	1	0	0	695	0	3	10
	286	1	0	0	747	1	1	12
	309	0	2	10	752	1	2	0
	310	1	3	8	757	1	1	4
	311	1	0	0	762	0	0	15
	312	0	3	3	772	0	0	16
	9	1	0	14	773	0	1	19
	10	1	1	14	778	0	2	
	20	0	3	10	784	0	1	0
	30	1	2	2	785	0	2	0
	32	1	1	6	791	2	0	15
	33	0	3	11	803	0	1	9
	45	5	0	0	839	0	2	0
	51	0	2	7	841	1	0	17
	56	1	4	0	846	0	1	1
	66	0	1	3	864	0	1	3
	73	0	2	0	865	0	1	2
	84	2	4	5	886	1	0	0
	89	1	0	1	889	0	2	10
	94	0	3	10	899	0	2	0
	95	0	1	18	921	1	0	0
	121	0	1	9	923	0	4	18
	130	0	3	1	932	0	3	10
	133	0	2	0	937	0	0	14
	134	0	1	1	943	0	0	16
	135	0	3	0	964	0	0	18
	137	1	0	0	965	0	2	15
	154	0	3	10	970	0	3	1
	156	0	2	1	973	2	2	11

	169	0	2	2		988	0	1	6
	170	1	2	10		100 7	0	2	15
	176	1	1	6		101 8	2	0	16
	177	3	1	10		102 7	0	0	12
	180	0	2	13		102 8	0	0	2
	187	0	1	1		103 1	0	1	5
	209	1	3	17		103 9	0	1	0
	243	0	2	5	BORGHULI GAON	1	0	2	4
	250	0	3	11		23	9	0	0
	255	0	2	7		33	0	3	0
	257	1	4	10		38	2	0	13
	262	0	3	5		39	1	4	11
	265	0	2	0		42	2	0	0
	275	0	2	0		50	2	0	8
	293	0	3	5		51	2	1	9
	312	0	2	10		55	2	2	16
	316	5	1	18		69	0	0	17
	317	1	0	1		70	5	0	10
	336	0	2	15		71	0	3	9
	344	1	0	9		76	33	3	0
	373	2	3	16	BHERBHERI PATHER	1	2	0	5
	614	2	3	2		19	2	0	17
TANGANA GAON	8	0	1	6		22	8	2	16
	61	0	2	1		29	5	0	0
	63	0	1	3		32	2	0	0
	64	0	1	4		35	8	2	15
	71	1	1	1		39	0	3	12
	85	1	0	0		42	0	4	0
	87	0	2	0		46	5	0	0
	108	0	2	6		49	31	0	0
	109	0	0	13		50	10	0	0
	116	0	2	3		51	4	1	10
	117	0	0	10		52	15	2	9
	131	0	1	6	53	8	2	16	

	159	0	0	18	56	7	0	0
	179	0	2	9	58	6	2	2
	182	0	1	0	63	0	1	10
	185	0	1	12	75	11	3	5
	187	0	2	0	76	5	2	4
	210	0	0	15	80	12	2	13
	211	0	2	17	83	124	4	13
	226	1	0	15	85	23	0	0
	235	0	2	11	86	35	0	0
	252	0	2	6	87	7	2	17
	266	3	3	3	88	0	7	0
	273	0	2	2	89	5	0	0
	294	0	4	13	90	2	2	17
	330	0	1	5	91	3	2	0
	335	0	4	0	93	23	1	1
	340	0	0	16	94	10	0	0
	363	0	1	8	95	10	2	13
	393	1	2	19	96	16	3	18
	394	1	1	7	97	3	2	16
	396	0	3	18	98	0	3	17
	397	0	4	15	99	12	3	12
	403	0	4	16	100	2	0	5
	418	0	2	0	106	11	2	15
	510	0	0	10	108	4	0	0
	566	0	4	0	110	4	0	15
	609	0	4	2	111	6	1	0
CHENGAI GAON	2	2	1	18	113	4	4	16
	8	0	1	11	116	10	2	10
	14	1	2	0	122	6	3	10
	16	0	4	16	123	9	1	17
	19	0	2	0	124	4	0	8
	20	2	3	17	125	3	1	12
	48	0	3	8	126	9	1	5
	49	0	1	8	127	7	4	0
	53	0	1	19	128	3	0	0
	57	0	4	9	129	7	0	0
	62	0	1	15	132	9	1	12
	64	1	2	1	134	5	0	8
	65	0	3	19	135	3	1	15

86	0	2	10		137	5	2	9
88	1	0	10		140	4	0	0
94	1	1	1		141	9	3	3
99	1	2	18		143	4	1	12
108	0	2	15		144	3	1	0
115	0	3	18		145	3	1	2
118	1	4	0		146	15	2	8
126	1	0	2		147	13	2	8
128	0	3	0		148	17	0	8
139	6	2	12		150	4	4	12
141	3	4	12		151	12	0	4
143	3	2	13		152	3	0	0
149	0	1	1		154	16	1	4
153	0	1	0		155	11	2	15
156	1	0	12		156	15	1	5
160	0	2	5		158	15	3	15
163	0	1	18		159	7	0	1
188	0	1	9		163	6	0	0
197	0	1	17		167	13	0	0
203	0	2	1		173	3	0	10
207	0	2	16		174	15	0	0
208	0	2	3		175	5	2	13
217	0	3	11		177	14	4	2
220	0	0	17		178	11	0	1
222	0	0	17		179	7	0	0
225	0	2	13		183	4	2	10
250	0	2	9		184	1	2	14
254	0	4	13		185	11	3	16
276	1	4	16		186	1	0	0
279	1	0	13		187	5	0	0
290	1	1	4		196	1	0	0
347	1	0	8		197	1	0	0
354	1	1	4		199	5	2	9
370	0	1	3		200	1	0	0
371	0	3	0	BALITIKA GAON	4	4	2	5
376	0	3	7		7	2	4	14
387	0	1	18		12	3	0	0
400	0	1	11		14	2	4	10
418	1	0	0		16	2	0	2
419	1	0	0		25	3	4	9

	436	1	0	0	28	1	1	19
KONI BORI	10	4	0	6	32	0	4	4
	16	1	1	6	47	9	3	5
	17	0	2	9	48	5	2	2
	27	0	1	1	50	0	4	10
	46	0	3	19	51	0	4	5
	79	0	1	1	52	2	1	3
	84	2	3	2	54	1	0	4
	99	0	0	18	57	5	2	10
	100	7	2	13	58	6	4	8
	101	9	2	19	65	1	1	13
	136	0	2	16	66	1	0	12
					72	4	3	11
ALITALA GAON	66	1	2	0	78	1	2	13
	72	1	2	7	79	1	0	13
	74	0	1	11	91	5	3	7
	86	0	2	0	94	0	3	4
	87	0	1	3	96	1	1	17
	90	0	4	18	99	5	0	4
	92	1	1	15	109	2	1	11
	103	0	1	15	131	0	3	17
	130	0	0	7	134	2	3	1
	133	0	4	0	140	0	4	1
	136	2	0	0	145	10	3	10
	150	0	1	5	146	1	1	0
	170	0	1	0	147	20	4	19
	172	0	1	18	149	6	4	5
	205	1	0	2	150	2	0	12
	213	2	0	5	155	4	1	16
	214	0	1	9	174	0	4	9
	239	1	0	15	176	5	2	16
					177	0	3	12
NATUN CHATRANG	7	1	1	10	185	1	0	18
	8	0	4	4	197	3	4	7
	9	1	1	6	200	4	2	11
	12	0	3	17	201	2	1	3
	15	0	3	10	207	4	2	15
	17	0	2	6	208	0	4	7
	19	2	3	5				
	20	0	4	15				

21	0	1	5
22	0	2	18
23	1	2	8
24	0	2	10
27	0	2	10
29	1	2	14
33	1	0	0
41	0	1	3
42	0	1	17
43	0	3	1
45	0	2	14
46	0	1	12
48	0	1	2
49	0	2	17
51	1	0	19
52	0	3	5
55	0	0	18
56	0	3	7
57	0	2	14
67	0	3	7
68	0	2	14
71	0	4	1
72	0	1	7
84	0	3	10
93	0	2	14
97	0	3	3
106	0	0	16
114	1	0	0
115	2	4	17
125	1	0	0
130	0	3	2
131	0	2	10
136	0	2	0
139	0	4	1
141	1	0	0
142	1	0	0
143	1	0	0
144	1	0	0
164	0	0	10

209	9	3	10
210	10	1	14
226	0	1	13
230	8	2	0
231	1	4	14
238	3	3	13
254	4	1	18
255	1	1	11
260	17	0	10
265	16	1	12
273	1	1	0
276	2	4	15
278	0	3	13
281	0	3	9
302	6	4	8
303	9	0	12
304	1	1	0
305	15	2	14
306	1	0	0
307	28	4	14
308	4	3	18
309	4	1	10
310	4	4	14
311	7	4	5
312	17	3	3
314	14	3	10
315	3	1	9
316	2	1	19
319	6	3	11
322	3	1	4
323	1	1	13
325	0	2	13
328	1	0	11
336	9	3	17
349	0	2	12
335	4	0	16
336	9	3	17
349	0	2	12
351	2	4	3

DHENUDARA PATHER	10	0	2	0	GAHPUR PATHER	352	1	2	5
	11	0	2	0		355	4	0	2
	19	0	3	10		356	4	3	12
	33	0	4	10		385	2	1	15
	36	0	2	0		5	1	1	3
	44	0	1	4		13	0	1	16
	45	0	1	0		16	0	3	0
	52	0	2	1		24	2	0	9
	55	0	0	10		32	0	4	9
	56	0	0	9		46	0	2	0
	57	0	1	18		69	1	0	0
	61	0	4	0		70	3	1	0
	80	0	4	0		73	2	3	0
	82	3	0	19		74	0	2	10
	86	0	1	1		81	0	2	25
	89	1	1	16		84	0	2	0
	111	0	2	5		85	0	2	15
	114	0	0	8		93	0	3	6
	119	1	2	16		103	0	2	7
	127	1	1	11		117	1	2	18
	119	1	2	16		119	0	2	13
	127	1	1	11		132	2	0	0
	128	1	1	0		141	1	1	6
	129	4	0	5		145	0	1	19
	134	0	0	15		146	1	2	9
	135	1	1			147	0	3	2
	136	1	0	2		148	0	3	0
	137	2	0	19		149	6	0	19
	138	3	1	10		156	0	4	2
	141	1	4	10		157	1	3	8
	152	0	1	9		159	0	3	7
	155	3	2	0		161	2	3	8
	181	2	4	19		164	2	4	7
	193	0	0	2		167	4	4	6
	194	0	1	0		180	0	2	5
	196	5	1	0		213	1	4	19
	203	0	2	0		216	1	2	7
	206	2	3	18		219	1	4	2

	218	0	0	10		222	1	2	1
	225	1	4	5		225	3	1	16
						250	7	1	13
						262	0	3	0

Source: Circle Office, Gohpur, 2017

The scope of development of the Gohpur Master Plan area is expected to be guided by the following factors:

- i) Development activities in the Gohpur Town and trading and transport activities and others functions like administration, education and culture and industrial activities;
- ii) Construction of NH 415 connecting Itanagar and the proposed construction of the underwater tunnel connecting Gohpur and Numaligarh through the mighty river Brahmaputra has opened a new development corridor for the North Bank of Assam;
- iii) Vast vacant land within the master plan area.

On the basis estimated population and functional requirement, future trend of growth, suitability of land for development and availability of government vacant land; a land use plan is prepared for the Master Plan Area to guide the future physical development.

The proposed land use plan is prepared based on the following consideration:

- i) Minimum dislocation of the present land use path
- ii) The trend of natural growth pattern of the village
- iii) Inter- relationship of various land use classification
- iv) Possible spill over of the various activities from Gohpur Town

Table No. 24: Proposed Land Use for Gohpur Master Plan Area - 2041

Land use Category	Area in Sq. Km.	% to Developed area	% to total Master Plan Area
1. Residential	14.39	73.57	34.29
2. Commercial	0.99	5.06	2.36
3. Industrial	0.25	1.28	0.60
4. Public & Semi Public	0.76	3.89	1.81
5. Composite Zones or Mixed Zones	0.60	3.07	1.43
6. Recreational & Open Space	0.53	2.71	1.26
7. Transportation	2.04	10.43	4.86
Total Developed Area	19.56	100.00	
8. Water Bodies	1.17		2.79
9. Tea Garden	7.05		16.80
10. Agricultural	13.94		33.21
11. Green Belt	0.25		0.60
Total Master Plan Area	41.97		100.00

8.2.1 RESIDENTIAL USE: An area of 14.39 Sq. Km of land is proposed for Residential use. However in course of time Residential Land Development are to be taken up for planned development along with basic infrastructure; main residential areas are proposed in the normal expansion of existing villages along with emerging development corridor.

An affordable housing Scheme has been proposed within the area proposed for composite use in Borghuli Gaon& Balitika Gaon.

8.2.2 COMMERCIAL USE: An area of 0.99 Sq. Km is proposed under commercial use. Gohpur town market will dominate the trading activities and the weekly market will dominate the wholesale trading. However secondary centers are proposed at BorghuliGaon (Milanpur chowk), Magani Pami Gaon centre, ChengaiGaon and MajGaon No. 2 naya Ghagra.

8.2.3 INDUSTRIAL USE: An area of 0.25 Sq. Km. are proposed for industrial development under three categories; light, medium and obnoxious category; Industrial areas

are proposed adjacent to the existing industrial estate at ward No. 3 of Gohpur town as well as in Hati Bandha Pam gaon.

8.2.4 PUBLIC & SEMIPUBLIC USE: An area of 0.76 Sq. Km. of land is proposed under public and semipublic use. New office/ institution complexes are proposed to construct in ward no. 4 of Gohpur town reconstructing the existing small offices by converting into a multi-storeyed mini Sub-Divisional level Office building where large number of offices can be accommodated in one campus and supporting facilities may be provided. Land for new office/ institution complex is proposed at Ward No. 3 i.e. Tangana Gaon & Kukurjan. The proposed dumping ground site at ward no. 1 is to be scientifically developed as per NGT guidelines.

Again, an area of 0.60 Sq. KM in Borghuli Gaon & Balitika Gaon has been proposed for Composite/ Mixed use.

8.2.5 RECREATIONAL AND OPEN SPACE: An area of 0.53 Sq. Km. of land is proposed under this category. Recreational area is proposed on the banks of the rivers flow through the planning area. New water sports have been proposed in the tank near to the newly constructed traffic rotary connecting NH-15 & NH-415. The play ground in the Ward No. 3 at Koni Bori under Gohpur Sports Association will be developed atleast as state level stadium.

8.2.6 TRANSPORT & COMMUNICATION: An area of 2.04 Sq. Km. of land is proposed under transport and communication. All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency. An **alternate road** is proposed in the planning area to divert traffic from the core of Gohpur town. A modern transport terminal has been proposed at Maj Gaon, on a Govt. vacant land 8 (Eight) Bighas, 3(three) Kathas & 13 (Thirteen) Lessa and Ghogra Basti Gaon where Bus/ Truck bays with logistics will be created.

8.2.7 AGRICULTURAL USE: An area of 13.64 Sq. Km. of land is proposed for agriculture use. These areas may provide vegetables and perishable requirement to the planning area; economic program may be initiated in phases for urban cultivation in course.

8.2.8 GREEN BELT: An area of 0.25 Sq. Km. is proposed under Green Belt Zone. It will work as buffer zones between two developed uses either of same use or of different uses.

8.3 COMPOSITE ZONES OR MIXED ZONES

Out of the area of proposed for Public and Semi Public Use, an area of 0.60 Sq. KM in Borghuli Gaon & Balitika Gaon has been proposed for Composite/ Mixed use. An affordable housing Scheme has been proposed within this composite area.

ENFORCEMENT OF MASTER PLAN

The proposed master plan once approved and adopted by the Govt. of Assam, will be enforced by a Development Authority to be created under Assam Town & Country Planning Act, 1959 (as amended) for the villages included in the Master Plan and Gohpur Municipality for the municipal area with the provisions of Uniform Zoning Regulations & The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 already approved by the Govt. of Assam.

CHAPTER – IX

PROPOSED PROJECT'S BRIEF AND TENTATIVE FUNDING SOURCE

Without proposing projects, a master plan prepared for a town cannot be completed one. The major infrastructure projects for the entire Gohpur Master Plan area will be Storm Water Drainage Network, Sewerage Treatment Plan, and Potable Water Supply to all the households of Gohpur Master Plan etc.

The Drainage Master Plan for Gohpur will be prepared by Drainage & Sewerage Division, Guwahati, Town & Country Planning Assam. The Sewerage Network Plan will be prepared by Drainage & Sewerage Division, Guwahati, Town & Country Planning Assam, STP site has been proposed within the area earmarked for solid waste management. All the households within entire Gohpur Master Plan area will have pipe water supply connection under JalJeevan Mission (Urban) & Rural.

9.1 BASED ON EXISTING CONDITION AND PROJECTED REQUIREMENTS OF THE PLANNING AREA

Based on the existing infrastructure analysis, some of projects have been proposed like-

1. Roads

Name of the scheme	Sl. no.	Type of road	Length of the Roads in m.
Construction of Road within Gohpur Master Plan Area	1	Roads under Municipal area.	40000.00
	2	Roads under Master Plan area.	50000.00
		Total	90000.00

2. Storm Water Drains & STP

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit
Storm Water Drains for Gohpur Master Plan Area			
Type 1	28000.00	3000.00	m
Type 2	-	25000.00	m
Type 3	-	15000.00	m
Sewerage Treatment Plant for whole Master Plan Area		1	no.
Total		43000.00	

3. Street Lighting for the entire Gohpur Master Plan Area.

4. Solid Waste management Project.

5. One Modern Park.

6. Two bus/ truck bays with logistics.

9.2 FUND REQUIRED FOR EACH SECTOR/PROJECT IDENTIFIED UNDER THE SECTORS

Fund required for the above-mentioned projects have been calculated as per the latest Delhi Schedule of Rates.

1. Roads

	Sl. no.	Type of road	Length of the Roads in m.	Cost for construction in Rs.	Total estimated cost in Rs.
				For 1.00m Road with Paver Block	
Improvement of Road within Gohpur Master Plan Area	1	Roads under Municipal area.	40000.00	6083.71	243348400
	2	Roads under Master Plan area.	50000.00	6083.71	304185500
	Total		90000.00		547533900
	Say, Rs.				547534000

2. Storm Water Drains & STP

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit	Cost for construction in Rs.	Total estimated cost in Rs.
				For 1.00 m drain with cover	
Storm Water Drains for Golhpur Master Plan Area					
Type 1	28000.00	3000.00	m	14585.23	43755690
Type 2	-	25000.00	m	16274.72	406193000
Type 3	-	15000.00	m	20425.95	306389250
Sewerage Treatment Plant for whole Master Plan Area		1	nos.	12500000	12500000
Total drain length		26300.00			768837940
				Say, Rs.	768840000

3. Street Lighting with LED Bulb for the entire Gohpur Master Plan Area.....

Rs. 3.00 Crores

4. Solid Waste management Project.....Rs. 8.00 Crores

5. One state level playground.....Rs. 25.00 Crores

6. Two nos. Bus/ Truck bays..... Rs. 20.00 Crores

9.3 IDENTIFICATION OF LAND SITE OF PROPOSALS

The sites for the above-mentioned projects are shown in Proposed Land Use Plan of Gohpur Draft Master Plan, 2041

9.4 INDICATIVE SOURCES OF FUND

The source of the fund for the above- mentioned projects will be sought from gifferent Urban Development Schemes/ Programmesof Govt. of India and Govt. of Assam.

CHAPTER – X

DISASTER PLAN

Gohpur falls under Seismic Zone V and witnessed two major earthquakes in the region. The Assam-Tibet Earthquake of 1950 measuring 8.5 in the Richter scale was the worst felt earthquake in the district and nearly 4000 people lost their life in the state. With increased density of urban population over the period combined with haphazard growth the risk from earthquake has increased manifold. Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyze the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reduction measures.

Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation. Prevention and mitigation contribute to lasting improvement in safety and are essential to integrated disaster management. Disaster response alone is not sufficient as it yields only temporary results at very high cost. So emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction. As per Section 40 of Disaster Management Act 2005 that every department of the State Government shall prepare a Disaster Management Plan.

IMPORTANCE OF PUTTING DISASTER MANAGEMENT PLANS IN PLACE:

Disasters are events that have a huge impact on humans and/or the environment. Disasters require government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills

happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many disasters in the past both natural and manmade, we can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

PLAN OBJECTIVES

The objectives of the District Disaster Management Plan are:

- Disaster management in the routine affairs of the department.
- To provide technical and humanitarian assistance during disaster.
- Prompt and effective discharge of departmental responsibilities during disaster situations
- Ensuring safety of departmental infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- To undertake information, education and communication activities to create awareness among the communities and the general public.

DISASTER MANAGEMENT CYCLE:

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

Pre disaster activities

1. Policy development and National, State, district, local level disaster organization formation
2. Vulnerability and capacity assessment.
3. Prevention and mitigation
4. Preparedness, planning and training.

Emergency activities

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid.

Post disaster activities

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.

PROFILE OF THE DEPARTMENT: -

This is a municipal office under the Director, Municipal Administration, Dispur, Guwahati-6 (Department of Housing & Urban Affairs). The office is situated at Gohpur town in one side of Kanaklata Park, near Gohpur Police Station.

1) Departmental works:

- Implementation of schemes related to Central and State Govt. fund for infrastructure development.
- Cleaning and scientific dumping and management of waste generated in the town.

2) Office Building :-

It is a G+2 belongs to Gohpur Municipality.

3) Status of employees:-

Sl. No.	Staff strength & pattern	Total	Male	Female
1	Executive Officer	1	Nil	1
2	Junior Engineer	2	2	Nil
3.	Head Assistant	1	1	Nil
4.	UDA	1	1	Nil
5.	LDA	1	1	Nil
6.	Tax Collector	1	1	Nil
7.	Electrical Line Attendant	2	2	Nil
8.	Driver	1	1	Nil
9.	Grade IV	3	3	Nil
10.	Labourer	2	2	Nil
11.	Harijon	2	2	Nil
Total		17	16	1

There are 17 employees in this office as of now, out of which 1 is female.

10.1 FLOOD/URBAN FLOOD

Water and Climate Related	<ul style="list-style-type: none"> • Floods and Drainage management • Cyclones • Tornadoes & Hurricanes • Hailstorm • Cloud burst • Snow Avalanches • Heat & cold Waves • Thunder & Lightning • Sea Erosion • Droughts
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➤ **Flood :-**

The general reason of occurrence of flood in Biswanath District is due to overflow of River Brahmaputra and its tributaries, namely. **Gohpur** Town faces urban flooding due to artificial reduction Cross section of Tributaries, namely Chatrang and improper execution of drainage System.

10.2 EARTHQUAKE

Geological Related	<ul style="list-style-type: none"> • Earthquakes • Landslides & Mudflows • Dam Bursts & Dam Failures • Mine Fires
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➤ **Earthquake :-**

As per the latest seismic zoning map of India, the **Gohpur** falls under High Risk Zone-V, where a maximum intensity of IX can be expected.

10.3 OTHERS

Chemical Industrial and Nuclear Related	<ul style="list-style-type: none"> • Chemical and Industrial Disasters • Nuclear Disasters
Accident Related	<ul style="list-style-type: none"> • Road, Rail and other Transportation accidents including Waterways • Mine Flooding • Major Building Collapse • Serial Bomb Blasts • Festival Related Disasters • Urban Fires • Oil Spill • Village Fires • Boat Capsizing • Forest Fires • Electrical Disasters & Fires

Sl. No.	Type	Hazard												Remarks
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	Flood						←————→							
2	Earthquake	←————→												
3	Fire	←————→												
4	Landslide						←————→							
5	Cyclone				←————→									
6	Erosion				←————→									
7	Epidemic				←————→									
8	Accident	←————→												
9	Riot	←————→												

Likely Geographical extent and magnitude / severity:

- 1) Assam as a whole is within the Zone V of earthquake zone. Especially Gohpur has witnessed a devastating earthquake in 1950. So, it can be said that geographically and geologically Gohpur is situated in a very hazards prone zone in the context of earthquake.
- 2) Chances of Landslide are comparatively less in this district. But fire can break out in the congested residential and commercial areas, markets of the town anytime during lean season, so is the risk of epidemic in the slum/basti areas. The district has faced cyclones several times in the past. Road accident, rail accident, collapse of multi-storied buildings etc. may occur at any time; of course communal/ other riot is not so common in this district.

Preparedness & Response System

<i>Department</i>	<i>Response System</i>			
	<i>Preparedness</i>	<i>Pre (after Warning)</i>	<i>During Disaster</i>	<i>Post Disaster</i>
Gohpur MB	<ul style="list-style-type: none"> ▪ Capacity building (training) and sensitization among departmental official & staff ▪ Assessment of existing departmental building & other hazard's. 	Pre preparedness in case of a disaster like flood. Earthquake etc., collection of some construction materials like bamboo, rope, wire, wood, sand, cement bags, First Aid kit etc.,	During disaster this department will provide technical manpower support to restore essential services and coordinate with DDMA	After the disaster this department will make assessment of destruction and report to District Admin. Identification of rehabilitation

	<ul style="list-style-type: none"> ▪ Identification of vulnerable building (Safety Audit) in towns and necessary direction to Urban local Body's for necessary action ▪ Evacuation Plan in high rise and life line building 	<p>will be kept ready.</p> <p>Coordination with District Disaster Management Authority</p> <p>Dissemination of information for early warning to general public with the aegis of DDMA .</p>		<p>site</p> <p>Modification of Master Plan</p> <p>Preparation of any new Master Plan for affected areas.</p>
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Prevention & Mitigation Plan –

Proper implementation and enforcement of Assam Notified Urban Area Building Rules – 2014 & Sensitization among stakeholders engaged for construction work / owners to use disaster resistant technologies.

10.4 STANDARD OPERATIONAL PROCEDURES (SOP) ON DISASTER

- ❖ Written guideline that precisely defines how operations are to be carried out.
- ❖ An organizational directive that establishes a standard course of action.
- ❖ Written guidelines that explain what is expected and required of the personnel.
- ❖ Standardization of activities :-
 - Identify planned and agreed upon roles & actions.
 - Promotes coordination and communication amongst personnel.
 - Simplify decision making during potentially stressful conditions)

Emergency Support Function (ESF):

1.	NAME OF HEAD	EXECUTIVE OFFICER, GOHPUR MB; MOBILE No:-	NODAL OFFICER (EXECUTION OF SOP)
2.		JUNIOR. ENGINEER 1, GOHPUR MB; MOBILE No:-	EXECUTION OF SOP & SUPERVISION OF ESF 1 & 2

Damage Assessment:

The team consist of technical person as mentioned in ESF 1 will do the rapid damage assessment in post disaster as per Annexure – 2.

ESF 1:- Damage Assessment & Monitoring Team (DAMT):

Sl. No.	Particulars	Contact No.	Ward Nos.	Remarks
1	JE 1		Overall Incharge	The officials will assess the ground situation in their respective areas and report to control room
2	JE 2		1,2,3	
3	CPO, SBM		4,5.6	

Note :-Damage Assessment of Buildings through Rapid Visual Screening (RVS) as per Annexure – 3

ESF 2:- Rapid Assessment Team (RAT):

Sl. No.	Particulars	Contact No.	Area	Remarks
1	Head Assistant		Technical Supervisor will give necessary direction for field visit	The officials will assess the ground situation and assist / report to concern DAMT officials and report to control room
2	UDA			
3	LDA			
4	Tax Collector			

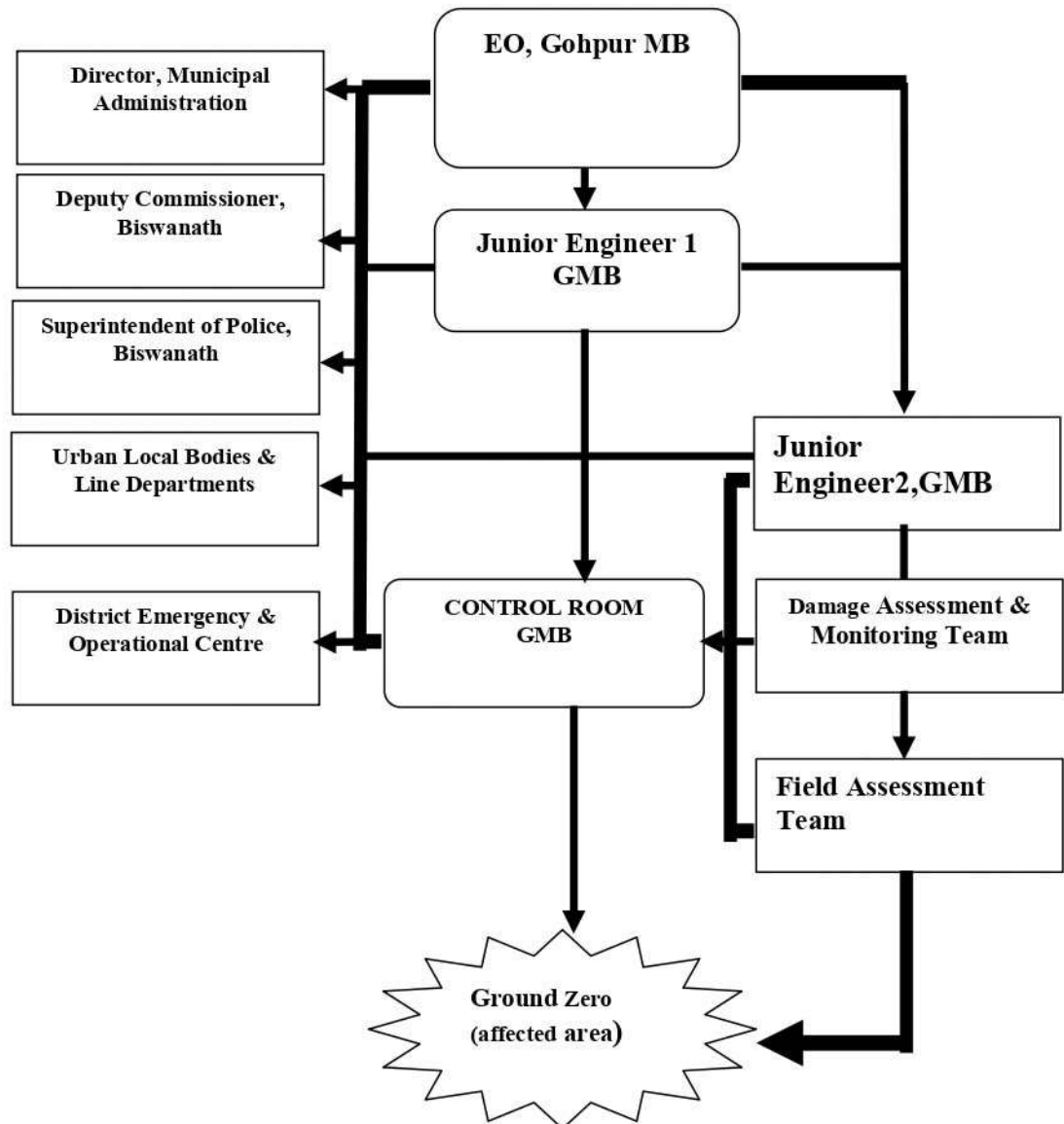
8.10 ESF 3:- Control Room Setup & Logistics :

Head Asstt (CONTROL ROOM IN-CHARGE) Mobile No:-	1. LDA 1 2. 3.
UD Asstt. (DATA COMPILATION & DAILY REPORT TO HEAD & CONCERN OFFICES) Mobile No:-	1 Tax Collector 2 3.
CPO, SBM (LOGESTIC & SAFETY / SECURITY OF OFFICIALS) Mobile No:-	1. Gr-IV-1 2. Gr-IV-2

EQUIPMENTS

Sl.No.	Particulars	Contact No.	Equipments
1.	Junior Engineer Gohpur Municipal Board		1. Tractor-1 nos
			2. Auto Tipper-2 nos
			3. Tri-Cycle-12 nos
			4. Sanitizer Machine-2 nos

Command and Control (SOP)



ANNEXURE – 1

1. Functional organization structure:

- a) Department of Housing & Urban Affairs at State Govt.
- b) Director, Municipal Administration, Dispur, Guwahati-6.
- c) Revenue Circle Office, Gohpur under Biswanath DDMA.

2. Inventory of departmental resources:

- a) Resource : - Department provides technical support.
- b) Capacity :- Officials to be trained for Earthquake engineering & Rapid Visual Screening etc.
- c) Location :- Gohpur Municipality,
Near Gohpur Thana,
PO - Gohpur,
Pin-784168

3. Details of officers at State & District level:

- 1. Director, Municipal Administration, Dispur, Guwahati.
Phone:
- 2. Revenue Circle Office, Gohpur.
Phone:

4. Special decision making procedure: As per SOP.**5. Details of budget provision:** Budget provision is a must for successful implementation of SOP. Necessary direction to be received from Head office regarding such as provision related to Disaster.

6. Details of departmental officials:

SL. NO.	NAME	DESIGNATION	MOBILE NO.
1.		Executive Officer	
2.		Junior Engineer	
3.		Head Assistant	
4.		UDA	
5.		LDA	
6.		Tax Collector	
7.		Electrical Line Attendant	
8.		Driver	
9.		Grade IV	
10.		Labourer	

ANNEXURE - 2**Check list for damage assessment**

- i) Geographical area impacted
- ii) Structural damage to buildings etc.
- iii) Damage to roads and bridges, public buildings shops, workshops, stalls etc.
- iv) Damage to water supply lines, electricity supply lines, public utilities etc.

Tools for rapid assessment

- i) Photographs, video graph/film of the affected area
- ii) Field Report

Sl.No.	No. of Buildings / infrastructure affected	Location	Action Taken	Remarks/ Any SOS to Control Room
Name:- Sign :- Date :- Note:- SOS related to Life trap, Emergency Medical support, Rescue etc.				

- iii) Report from Administration/ ULBs/ Media etc.
- iv) Rapid Visual Screening (RVS) Survey
- v) Mapping of affected area / buildings / infrastructure
- vi) Safety Gear for officials.

OCCUPANCY		SITE	FALLING HAZARDS
Resi: Ord/Imp. School Health Assemble Office Commercial Historic Emer. Service Industrial	Max. Number of Person 0-10 10-50 51-100 > 100 Residents _____ Floating _____	High W.T. (within 8m) ____ Liquefiable (if sandy soil) Land Slide Prone	Chimneys <input type="checkbox"/> Cladding <input type="checkbox"/> Parapets <input type="checkbox"/> Others <input type="checkbox"/> r

Probable maximum Grade of Damage

Building Type	Masonry Building				RC or steel Frame Building				URM infill	Wood
	A, A+	B, B+	C, C+	D	C, C+	D	E, E+	F		
Damage Grade in Zone V	G 5	G 5	G 4	G3	G4	G3	G2	G1	G4	G4

Note : + sign indicate higher strength hence somewhat lower damage expected than that stated. Also Average damage in one building type in the area may be lower by one grade point than the probable maximum indicated. Surveyor will identify the Building Type, encircle it, also the corresponding damage grade and tick mark the recommendation.

Recommended Action:

- 1) A, A+ or B, B+ : Evaluate in detail for need reconstruction or possible retrofitting to achieve type C or D
 2) C, C+ : Evaluate in detail for need of retrofitting to achieve type D
 3) URM infill : evaluate for need of reconstruction or possible retrofitting to level D
 4) Wood : evaluate in detail for retrofitting

Surveyor's Signature _____
 Name _____
 Date _____

The Draft Uniform Zoning Regulation, 2000 prepared by the Director, Town & Country Planning, Govt. of Assam, and adopted by Town & Country Planning Department of the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) and the Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 applicable to the municipalities under section 171 of the Municipal Act, 1956 (Assam Act no. 15 of 1957). The Development Authorities constituted under the provisions of the Assam Town and Country Planning Act, 1959, while taking any action under section 13 of the said Act **will be applicable for Gohpur Master Plan Area.**

ZONING REGULATIONS FOR GOHPUR MASTER PLAN AREA

THE ASSAM GAZETTE, EXTRA ORDINARY, DEC 16, 2000

NOTIFICATION

The 12th June, 2000

No. TCP.31/2000/54 :- In exercise of the powers conferred by sub-section (2) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and the Assam Town & Country Planning (Amendment) Act, 1994 (Assam Act No. XXIII of 1994) read with the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) (Amendment) Rules, 1995, the Governor of Assam is pleased to publish the following Notice regarding the publication of the Draft Uniform Regulations.

NOTICE FOR PUBLICATION OF THE DRAFT UNIFORM ZONING REGULATIONS

1. It is notified that the Draft Uniform Regulation prepared by the Director, Town & Country Planning, Govt. of Assam, and adopted by the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) is hereby published. The Uniform Zoning Regulations shall be applicable for all the Towns having approved Zoning Regulation except Guwahati.
2. The Draft Uniform Zoning Regulations may be inspected free of cost during office hours at the office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 all districts offices of Town & Country Planning, Development Authorities and Municipal Boards/Town Committees of Towns having approved Master Plan. Copies of the Draft Uniform Zoning Regulations are also available at the office of the Director, Town & country Planning, Govt. of Assam, Dispur, Guwahati-6 for sale onpayment.

S. BARUAH,

Deputy Secretary to the Government of Assam,
Town & Country Planning Department, Assam.

BUILDING RULES FOR GOHPUR MASTER PLAN AREA

GOVERNMENT OF
ASSAM ORDERS BY
THE GOVERNOR
URBAN DEVELOPMENT (T) DEPARTMENT

NOTIFICATION

The 20th February, 2014

No. UDD(T)42/2008/vol-2/116.- In exercise of the power conferred by the sub-section (1) and clauses (xxii) to (xxvi) of sub-section (2) of section 301 of the Assam Municipal Act, 1956 (Assam Act No. 15 of 1957), read with section 22 of the Town and Country Planning Act, 1956 (Assam Act No. 20 of 1960), (As amended), the Governor of Assam is hereby pleased to make the following rules,namely:-

CHAPTER I INTRODUCTION AND DEFINITIONS

1. Short title, extent, application and commencement.—

- (1) These rules may be called the Assam Notified Urban Areas (Other than Guwahati) Building Rules,2014.
- (2) It extends to the whole of Assam except the areas covered under clause (2) of Article 244 of the Constitution of India.
- (3) These rules shall be applicable to the municipalities under section 171 of the Municipal Act, 1956 (Assam Act no. 15 of 1957). The Development Authorities constituted under the provisions of the Assam Town and Country Planning Act, 1959, while taking any action under section 13 of the said Act, shall follow the provisions of these rules.
- (4) It shall come into force on the date of its publication in the Official Gazette.

